

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 MEETING AGENDA

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Monday, August 5, 2019**, at **7:00 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. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

4. PUBLIC COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda-- those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

- (a) City Manager announcements.
- (b) Presentation of the Certified Roll and Proposed Budget.

6. CONSENT AGENDA

All consent agenda items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- (a) Consider approving the minutes of the special and regular City Council meetings of July 15, 2019.
- (b) Consider an ordinance establishing a maximum speed limit for the school zone for Elkins High School located on Knight's Court, within the City, including designating a location and times; providing a penalty; and consider the ordinance on the second and final reading.
- (c) Consider accepting the quarterly investment report for the period ending on June 30, 2019.

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Public hearing to receive comments for or against a request for an amendment to the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses; regulating and restricting the development and use of property within such PD Planned Development District; providing for an amendment to the Comprehensive Plan; providing

a penalty; and containing other provisions relating to the subject; and consider the related ordinance on the first of two readings. The subject site is located north of the Timber Falls Business Park, south of US 90A – South Main Street, east of the Second Mile Mission Center and west of S Cravens Road.

- (2) Public hearing to receive comments for or against a request for an amendment to PD, Planned Development District No. 66 to allow for an integrated business development to include an existing child care center; regulating and restricting the development and use of property within such PD Planned Development District; providing for an amendment to the Comprehensive Plan; providing a penalty; and containing other provisions relating to the subject; and consider the related ordinance on the first of two readings. The subject site is located at 4835 Highway 6. PD No. 66 is located north of Colonial Lakes Drive and Highway 6.

(b) Public Hearings and related actions

- (1) Public hearing to receive comments for or against the proposed Program Year 2019 Community Development Block Grant (CDBG) Annual Action Plan.
- (2) Public hearing to receive comments for or against the proposed Community Development Block Grant (CDBG) 2019-2023 Consolidated Plan.
- (3) Public hearing to receive comments for or against a proposed ordinance amending and extending the termination date of Reinvestment Zone No. 1, City of Missouri City, to December 31, 2039; and consider the ordinance on the first and final reading.

8. APPOINTMENTS – *There are no Appointments on this agenda.*

9. AUTHORIZATIONS

- (a) Consider authorizing the city manager to negotiate and execute a contract for design services for the Mustang Bayou wastewater plant expansion.
- (b) Consider authorizing the city manager to execute the purchase of a front end loader.
- (c) Consider authorizing the city manager to negotiate and execute a contract for the provision of renovation services related to the remodel of certain office space and restrooms at Fire Station No. 1.

10. ORDINANCES

- (a) Consider an ordinance amending Chapter 2, Administration, of the Missouri City Code, amending regulations regarding tagging final action on agenda items; and consider the ordinance on the first of two readings.

11. RESOLUTIONS

- (a) Consider a resolution authorizing the Mayor to execute and the City Secretary to attest a letter of intent from Grand Parkway Commercial T&Q, LLC, for economic incentives, pertaining to the redevelopment of Grand Park Center 1799, located at 1701 – 1799 Texas Parkway, Missouri City, Texas.
- (b) Consider a resolution denying CenterPoint Energy Houston Electric, LLC's requested increase to its electric transmission and distribution rates and charges within the City of Missouri City; making certain findings; and containing certain provisions relating to the subject.
- (c) Consider a resolution requesting the Fort Bend County Commissioner's Court to reappoint Russell C. Jones as Fort Bend County's municipal representative to the Board of Directors of the Gulf Coast Water Authority.

- (d) Consider a resolution authorizing the Mayor to execute and the City Secretary to attest an economic development agreement between the City of Missouri City, Texas, and NewQuest Properties, Inc., pertaining to the development of certain improvements to an approximately 43-acre tract of land located in the City of Missouri City, Texas.

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

13. 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.

14. RECONVENE

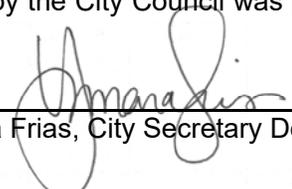
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. 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 August 5, 2019, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on August 1, 2019, at 4:30 p.m.



Yomara Frias, City Secretary Department

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: _____



**Council Agenda Item
August 5, 2019**

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

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(a) City Manager announcements.

(b) Presentation of the Certified Roll and Proposed Budget.

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Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, July 15, 2019**, at the City Hall, Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **5:45 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Ford called the meeting to order at 6:01 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Pearson, Boney, Maroulis, and Emery; City Manager Snipes, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Attorney Santangelo, First Assistant City Attorney Way, Assistant City Attorney Quintal, Media Specialist III Sanders, Media Specialist III Kalimkoottil, and Law Clerk Morrow. Absent: City Attorney Iyamu.

2. DISCUSSION/POSSIBLE ACTION

(a) Presentation on Municipal Utility District study.

David S. Yanke, Environmental Practice, presented the City's Municipal Utility District (MUD) study results which helped determine whether or not the current city-wide MUD utility service delivery structure could be improved upon in the citizen's interest in terms of financially, operationally, cost of service, level of service; discussed alternative City/MUD utility service structures; and, discussed all options for potential improvement in utility service delivery city-wide.

Mayor Ford asked for clarification on if the City were to assume the MUDs, would the tax go away. Grant Rabon stated that once the MUDs were annexed or dissolved, the tax issuance would be dissolved. Councilmember Boney asked if they had full participation from the MUDs during the study. Yanke stated that all participated and some were more forthcoming. Mayor Ford asked if there was anything that could stop the MUDs from acquiring debt. Rabon stated that as long as they were in existence, they could continue to acquire debt and/or refinance debt.

Councilmember Edwards stepped away at 6:06 p.m. and returned at 6:07 p.m.

Karen Kennard of Greenberg Traurig, LLP addressed the election of debt and noted each MUD would be different depending on the development agreement they have with the City.

Yanke presented an overview of the next steps as follows: meetings with key stakeholders as promised at the beginning of the process; the draft report would be shared with the stakeholders; stakeholder feedback to the draft report; transparent process leading up to completion; NewGen to release draft report to staff this week (July 15); City Staff to comment on the draft report (July 22); presentation of draft to stakeholders/MUDs (first week of August); presentation of draft to City Council (August 19); and, the final report and presentation to all stakeholders has been planned for the first week of September.

- (b) Joint Presentation from the Cities of Stafford and Missouri City regarding the Missouri City Animal Shelter.

Councilmember Maroulis stepped away at 6:32 p.m. and returned at 6:32 p.m.

City Manager Snipes provided an overview on the partnership with the City of Stafford. TaBorah Goffney, Animal Shelter Manager, and Stacey Suazo, consultant for the City of Stafford, presented on the Missouri City Animal Shelter. Goffney stated that moving forward quarterly meetings with City of Stafford Counterparts would take place; there would be an increase in the City of Stafford Animal Services Budget FY20; all pets were to be treated as shelter pets regardless of which City they were from; and, that all pets were to be microchipped prior to adoption.

City Council moved to take agenda item 2d at this time.

- (d) Consider concurring with the appointment of the Director of Human Resources.

Councilmember Maroulis moved to concur with the city manager's appointment of Martin D. Russell as the Director of Human Resources. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

City Council recessed the special City Council meeting at 7:02 p.m. At 9:07 p.m., City Council reconvened the special City Council meeting to discuss agenda item 2c.

- (c) Capital Improvement Program (CIP) and infrastructure project updates.

Director of Financial Services Portis presented on the capital improvement program, the CIP programming process, capital improvement program funding options, determining debt capacity, and authorized but unissued bonds. Director of Public Works Kumar presented CIP proposed projects that included: Independence Boulevard Section 1, Knight Road, beautification project along Cartwright Road and Texas Parkway, and the construction of Glenn Lakes Bridge. Assistant Director of Public Works Brouhard presented an update on the traffic studies and the completion of the sidewalk program for 2019.

3. **ADJOURN**

The special City Council meeting adjourned at 9:45 p.m.

Maria Jackson, City Secretary

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CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, July 15, 2019**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

1. ROLL CALL

Mayor Ford called the meeting to order at 7:11 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Pearson, Boney, Maroulis, and Emery; City Manager Snipes, First Assistant City Attorney Way, and City Secretary Jackson. Absent: City Attorney Iyamu.

2. The **PLEDGE OF ALLEGIANCE** was led by Police Chief Berezin.

There were no **PRESENTATIONS AND RECOGNITIONS**.

4. PUBLIC COMMENTS

Bruce Zaborowski, 7915 Chancel, expressed concerns about City funds being allocated towards the golf course, as oppose to the building of a bridge within the Fonmeadow subdivision.

Brenda Clark, 3418 La Costa Road, spoke about concerns with the City of Stafford interlocal agreement regarding the animal shelter and how it affected the City.

Allan Soffar, 11734 N Nottingham Circle, spoke of concerns regarding the Planning and Zoning Commission meeting held last week.

JC Haigh, 5407 Raintree Drive, spoke over concerns regarding his property and requested release of a video and minutes.

5. STAFF REPORTS

City Manager Snipes presented the following updates: the bridge on Glenn Lakes Lane would be closed on July 29 for the reconstruction project and the CDBG Post-Secondary Educational & Vocational scholarship deadline was extended to July 31. Snipes asked that everyone mark their calendars for the following upcoming events: 2019 Summer Camp that runs through August 2; Senior Breakfast Bingo on July 18; Teen Pickleball on July 22; Youth Town Hall on July 23; Fire Station 4 open house on July 27; Book Talk on July 30; Clergy Roundtable on August 5; Car Seat Safety Check on August 1; and, the Community Operation Back-to-School Health Fair on August 10.

Councilmember Edwards stepped away at 7:27 p.m. and returned at 7:30 p.m.

(b) Police Department annual report.

City Manager Snipes stepped away at 7:31 p.m. and returned at 7:50 p.m.

Police Chief Berezin presented the Police Department annual report. Councilmember Boney stated Missouri City was a safe area and that many incidents were committed or originated from non-residents. Mayor Pro Tem Preston requested tips for residents to help minimize crimes in their area. Chief Berezin suggested storing valuables in storage facilities instead of a garage to avoid burglaries. Mayor Ford requested a news release about the Police Department's vacation house watch program and other safety tips. Councilmember Edwards requested an update on the signs for the new Police Mini Station. Berezin stated the contract has not yet been returned to the City. However, plans were to request a sign and promote the new location with the community.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of July 1, 2019.

Councilmember Maroulis moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Zoning Public Hearings and Ordinances.**

7. PUBLIC HEARINGS AND RELATED ACTIONS

(b) Public Hearings and related actions

- (1) Public hearing to receive comments for or against the proposed Program Year 2019 Community Development Block Grant (CDBG) Annual Action Plan.

Community Development Coordinator Dixon presented on the proposed Program Year 2019 Community Development Block Grant (CDBG) Annual Action Plan.

Councilmember Emery moved to open the public hearing at 8:03 p.m. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

Mayor Ford asked if micro loans were considered for businesses. Dixon stated staff could look into it and present to the Community Development Advisory Committee.

With no further comments from the public, Councilmember Boney moved to close the public hearing at 8:04 p.m. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

- (2) Public hearing to receive comments for or against the proposed Community Development Block Grant (CDBG) "2019-2023" Consolidated Plan.

Councilmember Maroulis moved to open the public hearing at 8:05 p.m. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

With no comments from the public, Councilmember Pearson moved to close the public hearing at 8:05 p.m. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (3) Public hearing to receive comments for or against the proposed Program Year 2017 Annual Action Plan Amendment.

Community Development Coordinator Dixon presented on the proposed Program Year 2017 Annual Action Plan Amendment.

Councilmember Boney moved to open the public hearing at 8:06 p.m. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Boney asked for clarification on emergency repairs and how they came about. Dixon discussed the PY16 Housing Rehab Budget Expense worksheet, which describes homes that were assisted. Dixon noted some rehab homes needed extensive repairs, which were those that exceeded the limit of \$10,000.00. Mayor Ford asked about the left over funds from 2017 and 2018. Dixon noted the unallocated funds or carry over funds were for housing rehabs, and it was also due to only having one contractor. Mayor Ford also asked if staff inspected the work that was being done to ensure completion. Dixon stated a City inspector goes out and completes a final report with the contractor.

With no further comments from the public, Councilmember Emery moved to close the public hearing at 8:10 p.m. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **APPOINTMENTS.**

9. AUTHORIZATIONS

- (a) Consider authorizing the acceptance a special warranty deed from Fort Bend County Municipal Utility District No. 48 conveying Dry Creek Village Lift Station No. 1.

Councilmember Boney moved to authorize the acceptance of a special warranty deed from Fort Bend County Municipal Utility District No. 48 conveying Dry Creek Village Lift Station No. 1. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider awarding a delinquent property tax collection services contract and authorizing the city manager to negotiate and execute a delinquent property tax collection services contract with the awardee.

Director of Financial Services Portis presented on the delinquent property tax collection services contract evaluation process and timeline.

Councilmember Pearson moved to open for discussion. Councilmember Edwards seconded.

Councilmember Edwards asked if goals were established for Linebarger in the previous contract. Assistant City Manager Atkinson stated there were goals set for municipal court fees, but was not sure if any were set for tax collection services. Mayor Pro Tem Preston asked about the changes in the scoring. Portis explained that initially the scores were tabulated with the totals presented by committee members. During the Finance Committee meeting, Mayor Pro Tem Preston requested they be provided scoring by criteria. When such information was compiled on the spreadsheet, they noted an error in manual calculation. Portis stated the recommendation remained the same and the points for Linebarger decreased by ten points. Mayor Ford asked if the City considered allowing both vendors to be tax collection vendors due to the close scores. City Manager Snipes stated it had not been considered as City Staff was following the current process in place. Councilmember Edwards requested that goals be established in the future. Atkinson then confirmed that in 2014, goals were established and stated what those were. Mayor Ford asked if the goals were met. Portis stated that staff would go back and review the numbers to determine that. Mayor Pro Tem Preston requested time to consider the information before voting.

Councilmember Maroulis moved to suspend the rules and address agenda item 9b at the end of the meeting. Councilmember Boney seconded. **MOTION PASSED.**

Ayes: Councilmember Pearson, Boney, Maroulis and Emery
Nays: Mayor Ford, Mayor Pro Tem Preston and Councilmember Edwards

- (c) Consider authorizing the abandonment of a 2.7-acre easement for the Missouri City Management District No. 2.

Councilmember Boney moved to authorize the abandonment of a 2.7-acre easement for the Missouri City Management District No. 2. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

- (d) Consider authorizing a 10-year write-off for delinquent taxes on personal property and a 20-year write-off for delinquent taxes on real property in the total amount of \$13,443.05, in accordance with Texas Property Tax Code Section 33.05 "Limitation on Collection of Taxes."

Councilmember Pearson moved to authorize a 10-year write-off for delinquent taxes on personal property and a 20-year write-off for delinquent taxes on real property in the total amount of \$13,443.05, in accordance with Texas Property Tax Code Section 33.05 "Limitation on Collection of Taxes." Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

- (e) Consider authorizing the city manager to negotiate and execute a contract for the provision of all services related to removal and hauling of bio-solid sludge from City's wastewater and surface water treatment plants.

Councilmember Emery moved to authorize the city manager to negotiate and execute a contract for the provision of all services related to removal and hauling of bio-solid sludge from City's wastewater and surface water treatment plants with K3BMI. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (f) Consider authorizing an interlocal agreement with Fort Bend County providing for the funding of bathroom renovations in Missouri City Fire Station No. 1.

Councilmember Boney moved to authorize an interlocal agreement with Fort Bend County providing for the funding of bathroom renovations in Missouri City Fire Station No. 1. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

10. ORDINANCES

- (a) Consider an ordinance amending the general budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019; transferring various appropriations among accounts; appropriating supplemental revenue to various fund accounts; authorizing the appropriate city officials to take steps necessary to accomplish such transfers; making certain findings; and containing certain provisions relating to the subject; and consider the ordinance on the first and final reading.

Councilmember Edwards requested a list of wrecked and/or totaled vehicles. Director Portis stated that City Staff would forward the requested list to City Council.

Councilmember Boney moved to adopt the ordinance. Mayor Pro Tem Preston seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider an ordinance establishing a maximum speed limit for the school zone for Elkins High School located on Knight's Court, within the City, including designating a location and times; providing a penalty; and consider the ordinance on the first of two readings.

Councilmember Emery moved to adopt the ordinance. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

11. RESOLUTIONS

- (a) Consider a resolution amending the schedule of fees for development services.

Councilmember Maroulis moved to approve the resolution. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider a resolution authorizing the Mayor to execute and the City Secretary to attest an economic development agreement by and between the City of Missouri City, Texas Reinvestment Zone Number One, Fort Bend County, Texas, and the Missouri City Development Authority pertaining to the development, construction and rehabilitation of the historic Missouri City Middle School gymnasium project.

Mayor Ford requested a presentation by Fort Bend County on the project.

Councilmember Boney moved to approve the resolution. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

9. AUTHORIZATIONS

- (b) Consider awarding a delinquent property tax collection services contract and authorizing the city manager to negotiate and execute a delinquent property tax collection services contract with the awardee.

City Manager Snipes stated that there was not a goal or a performance metric, but a projection set on the previous contract. Snipes noted if the consultant were not meeting projections, they would have to be notified in writing. Mayor Ford requested information on if they met the projections that were set out. Councilmember Boney stated he did his research and trusts staff has done their due diligence. Councilmember Edwards noted the Finance and Services Committee still had questions and were provided with such information after their meeting. She added the committee did not make a positive recommendation. Councilmember Emery noted the committee received the evaluator's information; however, it was irrelevant with making a decision. Councilmember Boney asked if goals could be added to the contract, as Councilmember Edwards requested. City Manager Snipes stated they could.

Councilmember Maroulis moved to accept staff recommendation with a modification to the contract to contain metrics. Councilmember Boney seconded. **MOTION PASSED.**

Ayes: Councilmember Pearson, Boney, Maroulis and Emery

Nays: Councilmember Edwards

Abstained: Mayor Ford and Mayor Pro Tem Preston

12. CITY COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Preston congratulated the Police Department for their "Coffee with a Cop" event. Councilmember Edwards stated the "Coffee with a Cop" was a great event and admires them for their involvement with the community. Edwards also encouraged the citizens to apply for the CDBG grant scholarship. Councilmember Emery also encouraged citizens to apply for the scholarship. Councilmember Boney stated he also attended the "Coffee with a Cop" event and has seen what the City has been able to accomplish with the many CDBG programs. Councilmember Maroulis stated he did a ride along with the Police Department and thanked them for how well they handle the citizens. Councilmember Pearson stated he also attended "Coffee with a Cop" and it was a great event. Pearson encouraged students to take advantage of the scholarships available.

13. ADJOURN

The regular City Council meeting adjourned at 9:07 p.m.

Maria Jackson, City Secretary



CITY COUNCIL AGENDA ITEM COVER MEMO

August 5, 2019

To: Mayor and City Council
Agenda Item: 6(b) Consider an ordinance establishing a maximum speed limit for the school zone located on Knights Court, within the City, including designating locations and times; providing a penalty.
Submitted by: Cliff Brouhard, P.E., PTOE - Assistant Director of Public Works

SYNOPSIS

Pursuant to Chapter 58 of the Missouri City Code, maximum prima facie speed limits in the City are to be adopted by ordinance. This proposed ordinance establishes a maximum speed limit for the school zone located on Knights Ct., including designated location and times, and provides a penalty for the enforcement of such speed limits.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

The existing school start/stop limit on the North Bound side of Elkins High School is shorter than the 250 feet required by the Manual on Uniform and Control Devices (MUTCD). The school zone on Knights Court will be adjusted accordingly to ensure compliance with the MUTCD, such that the designated school zone times and location for Elkins High School will be as follows:

- Elkins High School: (Times 7:00 am to 7:30 am; 2:30 pm to 3:15 pm)
 1. Knights Ct.- 250 ft. East from the intersection of Thompson Ferry Rd. and Knights Ct. to 2,660 ft. East from the intersection of Knights Ct. and Thompson Ferry Rd.

BUDGET ANALYSIS

No fiscal Impact on operational budget: minor sign changes, addition of time placards – in-stock materials will be utilized.

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

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance
2. School Zone Map

STAFF'S RECOMMENDATION

Staff recommends approval of the ordinance.

Director Approval: Shashi K. Kumar, P.E.

**Assistant City Manager/
City Manager Approval:** Bill Atkinson

ORDINANCE NO. O-19-__

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS,
ESTABLISHING A MAXIMUM SPEED LIMIT FOR A SCHOOL
ZONE ON KNIGHTS COURT FOR ELKINS HIGH SCHOOL
LOCATED WITHIN THE CITY, INCLUDING DESIGNATING A
LOCATION AND TIMES; PROVIDING FOR REPEAL; PROVIDING
A PENALTY; AND PROVIDING FOR SEVERABILITY.**

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY,
TEXAS:

Section 1. There is hereby established a maximum school zone speed limit of 25 MPH in the City on Knights Court 250 ft. east from the intersection of Thompson Ferry Road and Knights Court to 2,660 ft. East from the intersection of Knights Court and Thompson Ferry Road as depicted in Exhibit "A" which is attached hereto and made a part hereof. Such maximum school zone speed limit is effective from 7:00 am to 7:30 am and from 2:30 pm to 3:15 pm. Such maximum school zone speed limit is hereby declared to be reasonable and safe, and to be effective on those days when the school which is situated adjacent thereto, Elkins High School, is in session during the established times and within the established zones.

Section 2. Repeal. All ordinances or parts of ordinances, if any, in conflict herewith, shall be and are hereby expressly repealed to the extent of such conflict only.

Section 3. Penalty. Any person violating any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined not less than One Dollar (\$1.00) nor more than Two Hundred Dollars (\$200.00). Each such violation shall constitute a separate offense.

Section 4. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 15th day of July, 2019.

PASSED, APPROVED and ADOPTED on second and final reading this ____ day of ____, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

James Santangelo, Assistant City Attorney
for E. Joyce Iyamu, City Attorney

Exhibit : "A"

COLONY VIEW

BETHANY BAY

ELKINS HIGH SCHOOL

KNIGHTS

THOMPSON FERRY

SERRANO VALLEY

ANDOVER TRACE

GRANITE FALLS

RISING WALK

MAVERICK BEND

PIPER GLEN

HORIZONS EDGE

CANTON HILLS

PERALTA HILLS

SAGESTONE

SLATE VALLEY

ROCK IRISER

SKY RUN

SHADOW VIEW

TEAL GROVE

FAIRWIND

Map By: GIS Division May 2019

Speed Zone
Elkins High School

Legend

◆ 25 MPH School Zone

0 120 240 480 720 960 Feet
Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. No guarantee is given as to the accuracy or currency of any of the data. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. Users of this map are hereby notified that these primary sources should be consulted for verification of the information presented here. The data layers do not take the place of a legal survey or other primary source documentation. The city and its vendors assume no legal responsibility for the information on this map.





CITY COUNCIL AGENDA ITEM COVER MEMO

August 5, 2019

To: Mayor and City Council
Agenda Item: 6(c) Review and acceptance of the Quarterly Investment Report for the Quarter Ended on June 30, 2019
Submitted by: Wanja Thomas, MBA

SYNOPSIS

The City's investment policy states that a quarterly investment report shall be submitted and reviewed by the Finance and Services Committee. The report is a summary that provides an analysis of the status of the current investment portfolio and transactions made over the last quarter. The quarterly reports are to be presented to Council for review and acceptance.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City

BACKGROUND

The quarterly investment report for the period ending June 30, 2019 is attached for your review. A few items to note about the June 2019 report is that the portfolio ended the quarter with a yield of 2.55% as compared to the prior quarter yield of 2.53%. The ending portfolio market balance is \$119M as compared to the last quarter's ending balance of \$137.7M. The decrease in the account balance is attributed to semi-annual/annual debt service payments being made.

BUDGET/FISCAL ANALYSIS

Investment activities are expected to yield an amount of interest equal to our projected amount.

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

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Quarterly Investment Report for quarter ended on June 30, 2019.

STAFF'S RECOMMENDATION

Staff recommends City Council accept the Quarterly Investment Report for the quarter ending June 30, 2019.

Director Approval: Allena J Portis, Director of Financial Services
Assistant City Manager/City Manager Approval: Anthony J. Snipes, City Manager



QUARTERLY INVESTMENT REPORT

For the Quarter Ended
June 30, 2019

Prepared by
Valley View Consulting, L.L.C.

The investment portfolio of Missouri City is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

Allena Portis
Financial Services Director

Bill Atkinson
Assistant City Manager

Disclaimer: These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

| Asset Type | March 31, 2019 | | June 30, 2019 | | |
|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------|
| | Book Value | Market Value | Book Value | Market Value | Ave. Yield |
| Demand Accounts | \$ 8,193,701 | \$ 8,193,701 | \$ 6,686,300 | \$ 6,686,300 | 0.00% |
| Pools/MMA/NOW/MMF | 53,582,295 | 53,582,295 | 31,407,851 | 31,407,851 | 2.51% |
| Securities/CDS | 75,944,072 | 76,005,104 | 80,949,561 | 81,104,602 | 2.78% |
| Totals | \$ 137,720,067 | \$ 137,781,099 | \$ 119,043,713 | \$ 119,198,754 | |

Quarter End Average Yield (1)

| | |
|------------------------------|-------|
| Total Portfolio | 2.55% |
| Rolling Three Month Treasury | 2.36% |
| Rolling Six Month Treasury | 2.43% |

Fiscal Year-to-Date Average Yield (2)

| | |
|------------------------------|-------|
| Total Portfolio | 2.39% |
| Rolling Three Month Treasury | 2.39% |
| Rolling Six Month Treasury | 2.44% |
| TexPool | 2.36% |

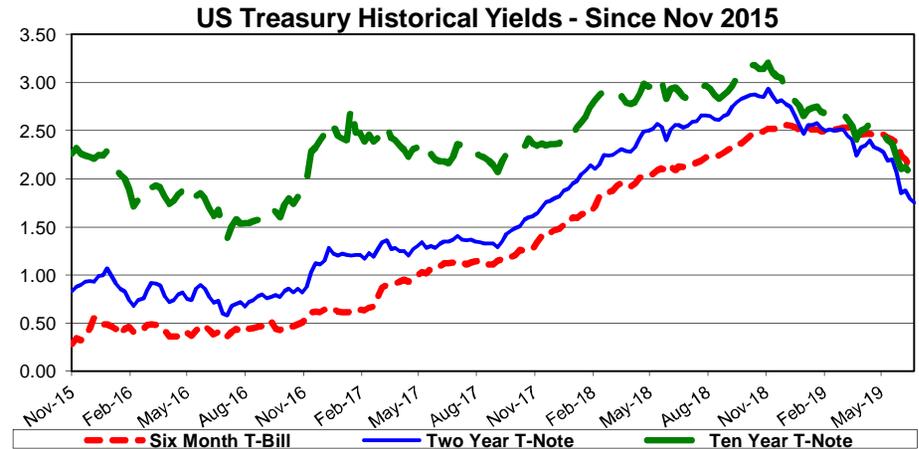
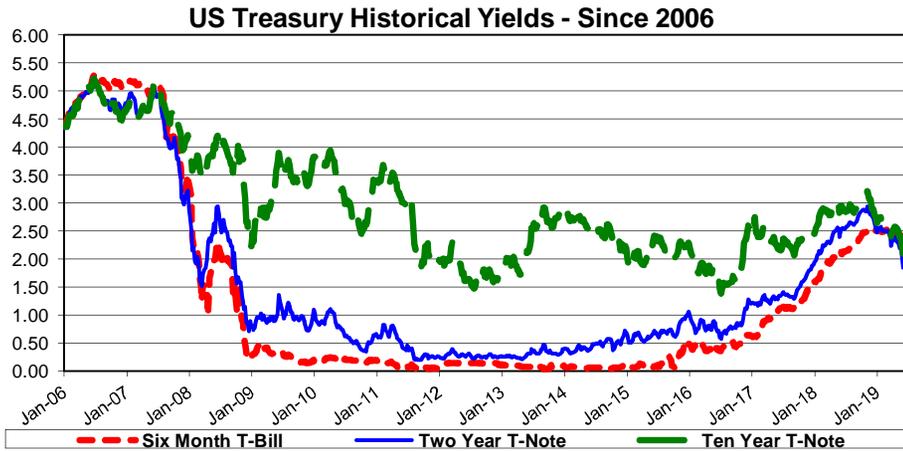
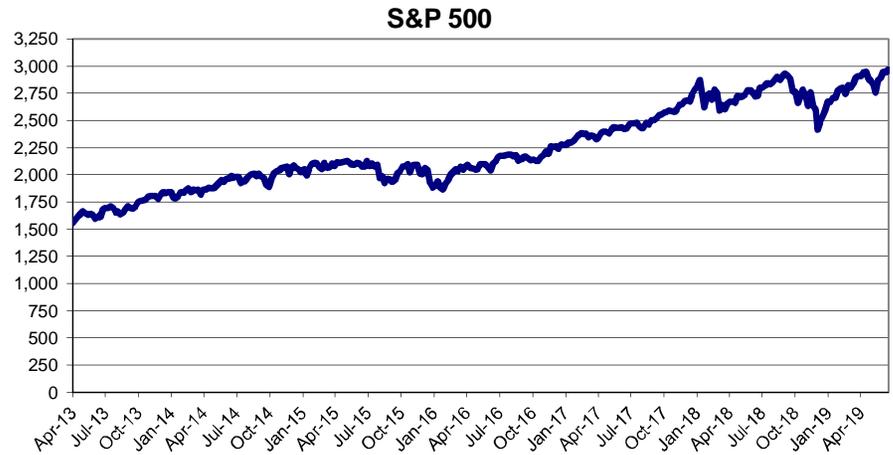
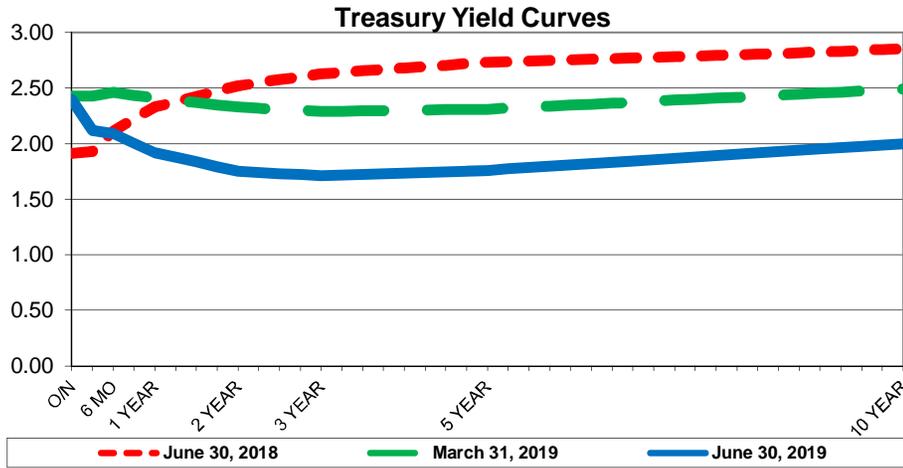
Interest Earnings

| | | | | |
|------------------------------|--------------|-------------|-------------------------------|-----|
| Quarterly Interest Income | \$ 866,028 | Approximate | Quarterly Bank Fees Offset | N/A |
| Year-to-date Interest Income | \$ 2,240,976 | Approximate | Year-to-date Bank Fees Offset | N/A |

(1) Average Yield calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

(2) Fiscal Year-to-Date Average Yields calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

The Federal Open Market Committee (FOMC) maintained the Fed Funds target range 2.25% - 2.50% (Effective Fed Funds are trading +/-2.40%). The Futures Market projects multiple decreases beginning later this summer. Gradual FRB portfolio reduction continues by limiting reinvestment of maturing holdings, but that strategy will end this summer. May Non Farm Payroll only generated 75,000 new jobs, lowering the three month rolling average to 151k. Crude oil bounced up and down this spring around +/- \$60. The Stock Markets reached new highs. Overall economic activity, including housing, remains mostly favorable but mixed. The inverted Yield Curve continues towards lower yields.



Investment Holdings by Portfolio

June 30, 2019

| | Ratings | Coupon/ Discount | Maturity Date | Settlement Date | Face Amount/ Par Value | Book Value | Market Price | Market Value | Life | Yield |
|---|---------|---------------------|------------------|--------------------|---------------------------|-----------------------|-----------------|-----------------------|-------------|--------------|
| Pooled Funds Portfolio | | | | | | | | | | |
| Wells Fargo Bank Cash | | 0.00% | 07/01/19 | 06/30/19 | \$ 6,686,300 | \$ 6,686,300 | 1.00 | \$ 6,686,300 | 1 | 0.00% |
| NexBank MMA | | 2.66% | 07/01/19 | 06/30/19 | 5,167,341 | 5,167,341 | 1.00 | 5,167,341 | 1 | 2.66% |
| Wells Fargo Bank MMF | AAAm | 2.26% | 07/01/19 | 06/30/19 | 11,040 | 11,040 | 1.00 | 11,040 | 1 | 2.26% |
| Texas CLASS | AAAm | 2.50% | 07/01/19 | 06/30/19 | 12,693,643 | 12,693,643 | 1.00 | 12,693,643 | 1 | 2.50% |
| TexPool | AAAm | 2.38% | 07/01/19 | 06/30/19 | 3,928,973 | 3,928,973 | 1.00 | 3,928,973 | 1 | 2.38% |
| LOGIC | AAAm | 2.49% | 07/01/19 | 06/30/19 | 9,606,854 | 9,606,854 | 1.00 | 9,606,854 | 1 | 2.49% |
| East West Bank CD | | 2.53% | 07/01/19 | 05/21/18 | 5,142,703 | 5,142,703 | 100.00 | 5,142,703 | 1 | 2.53% |
| East West Bank CD | | 2.65% | 08/02/19 | 02/08/19 | 2,051,185 | 2,051,185 | 100.00 | 2,051,185 | 33 | 2.68% |
| Green Bank CD | | 2.80% | 09/03/19 | 11/23/18 | 1,774,383 | 1,774,383 | 100.00 | 1,774,383 | 65 | 2.83% |
| East West Bank CD | | 2.60% | 09/03/19 | 05/21/18 | 5,144,992 | 5,144,992 | 100.00 | 5,144,992 | 65 | 2.60% |
| WV HSG Muni | Aaa/AAA | 3.22% | 11/01/19 | 08/17/15 | 1,000,000 | 1,004,762 | 100.32 | 1,003,150 | 124 | 1.75% |
| East West Bank CD | | 2.68% | 11/04/19 | 02/11/19 | 2,475,314 | 2,475,314 | 100.00 | 2,475,314 | 127 | 2.71% |
| LegacyTexas Bank CD | | 2.75% | 12/02/19 | 06/01/18 | 2,055,699 | 2,055,699 | 100.00 | 2,055,699 | 155 | 2.78% |
| East West Bank CD | | 2.86% | 12/02/19 | 11/21/18 | 1,780,706 | 1,780,706 | 100.00 | 1,780,706 | 155 | 2.89% |
| East West Bank CD | | 2.71% | 02/03/20 | 02/13/19 | 5,592,001 | 5,592,001 | 100.00 | 5,592,001 | 218 | 2.74% |
| LegacyTexas Bank CD | | 2.82% | 02/03/20 | 06/01/18 | 3,085,702 | 3,085,702 | 100.00 | 3,085,702 | 218 | 2.85% |
| East West Bank CD | | 2.91% | 03/02/20 | 11/21/18 | 1,781,248 | 1,781,248 | 100.00 | 1,781,248 | 246 | 2.94% |
| East West Bank CD | | 2.63% | 04/02/20 | 03/19/19 | 5,037,608 | 5,037,608 | 100.00 | 5,037,608 | 277 | 2.66% |
| East West Bank CD | | 2.72% | 05/04/20 | 02/08/19 | 828,785 | 828,785 | 100.00 | 828,785 | 309 | 2.75% |
| LegacyTexas Bank CD | | 2.95% | 06/01/20 | 12/03/18 | 5,074,000 | 5,074,000 | 100.00 | 5,074,000 | 337 | 2.99% |
| East West Bank CD | | 2.96% | 06/01/20 | 11/21/18 | 1,527,248 | 1,527,248 | 100.00 | 1,527,248 | 337 | 2.99% |
| LegacyTexas Bank CD | | 2.38% | 06/04/20 | 06/09/19 | 5,000,000 | 5,000,000 | 100.00 | 5,000,000 | 340 | 2.41% |
| LegacyTexas Bank CD | | 2.97% | 07/01/20 | 12/03/18 | 5,073,681 | 5,073,681 | 100.00 | 5,073,681 | 367 | 3.01% |
| East West Bank CD | | 2.73% | 08/03/20 | 02/08/19 | 363,871 | 363,871 | 100.00 | 363,871 | 400 | 2.76% |
| LegacyTexas Bank CD | | 2.65% | 09/02/20 | 03/20/19 | 5,033,472 | 5,033,472 | 100.00 | 5,033,472 | 430 | 2.68% |
| Cleveland Tax Revenue Muni | A1/AA+ | 2.30% | 10/01/20 | 04/09/15 | 1,610,000 | 1,610,000 | 99.48 | 1,601,644 | 459 | 2.30% |
| LegacyTexas Bank CD | | 2.38% | 10/06/20 | 06/06/19 | 5,000,000 | 5,000,000 | 100.00 | 5,000,000 | 464 | 2.41% |
| Port of Corpus Christi Muni | Aa3/A+ | 2.61% | 12/01/20 | 05/27/15 | 635,000 | 637,453 | 100.37 | 637,369 | 520 | 2.32% |
| LegacyTexas Bank CD | | 2.66% | 12/02/20 | 03/20/19 | 5,033,598 | 5,033,598 | 100.00 | 5,033,598 | 521 | 2.69% |
| LegacyTexas Bank CD | | 2.38% | 03/01/21 | 06/06/19 | 5,000,000 | 5,000,000 | 100.00 | 5,000,000 | 610 | 2.41% |
| Pooled Funds Portfolio - Sub Total | | | | | \$ 115,195,348 | \$ 115,202,562 | | \$ 115,192,510 | 197 | 2.47% |
| | | | | | | | | | Days | |

Investment Holdings by Portfolio

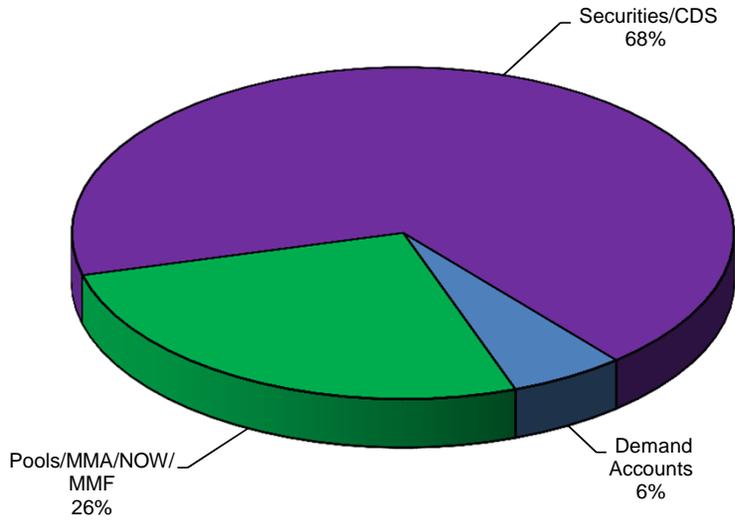
June 30, 2019

| | Ratings | Coupon/ Discount | Maturity Date | Settlement Date | Face Amount/ Par Value | Book Value | Market Price | Market Value | Life | Yield |
|---------------------------------------|---------|---------------------|------------------|--------------------|---------------------------|-----------------------|-----------------|-----------------------|----------------|--------------|
| Mortgage Portfolio | | | | | | | | | | |
| FNMA MBS 4X6 | Aaa/AA+ | 6.00% | 12/01/20 | 09/20/10 | 5,735 | 5,792 | 100.44 | 5,760 | 520 | 5.10% |
| FHLMC MBS G92 | Aaa/AA+ | 6.00% | 06/01/22 | 10/18/10 | 767,228 | 788,433 | 103.04 | 790,567 | 1,067 | 4.77% |
| GNMA MBS MY1 | Aaa/AA+ | 6.00% | 07/15/22 | 04/16/09 | 251,480 | 255,378 | 102.47 | 257,696 | 1,111 | 5.29% |
| FNMA MBS MT7 | Aaa/AA+ | 6.00% | 06/01/36 | 06/13/11 | 408,599 | 434,387 | 113.40 | 463,361 | 6,181 | 5.33% |
| FNMA MBS SS5 | Aaa/AA+ | 6.00% | 12/01/36 | 06/13/11 | 863,939 | 934,852 | 113.27 | 978,558 | 6,364 | 5.15% |
| FNMA MBS GP3 | Aaa/AA+ | 6.00% | 03/01/37 | 06/13/11 | 1,049,680 | 1,136,226 | 113.39 | 1,190,212 | 6,454 | 5.14% |
| FHLMC MBS WA4 | Aaa/AA+ | 6.00% | 02/01/38 | 03/12/12 | 286,082 | 286,082 | 111.89 | 320,090 | 6,791 | 5.19% |
| Mortgage Portfolio - Sub Total | | | | | \$ 3,632,744 | \$ 3,841,150 | | \$ 4,006,244 | 14 | 5.10% |
| | | | | | | | | | Years | |
| Total Portfolio | | | | | \$ 118,828,092 | \$ 119,043,713 | | \$ 119,198,754 | 351 | 2.55% |
| | | | | | | | | | 1.0 (Years) | |
| | | | | | | | | | (1) | (2) |

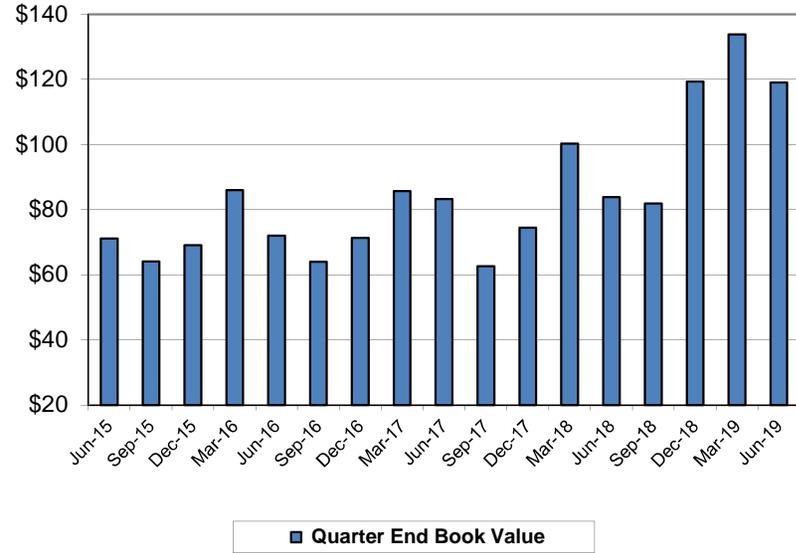
(1) **Weighted average life** - For purposes of calculating weighted average life, bank accounts, pools and money market funds are assumed to have an one day maturity. MBS securities adjusted for minimum anticipated principal amortization.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank accounts, pools, and money market funds.

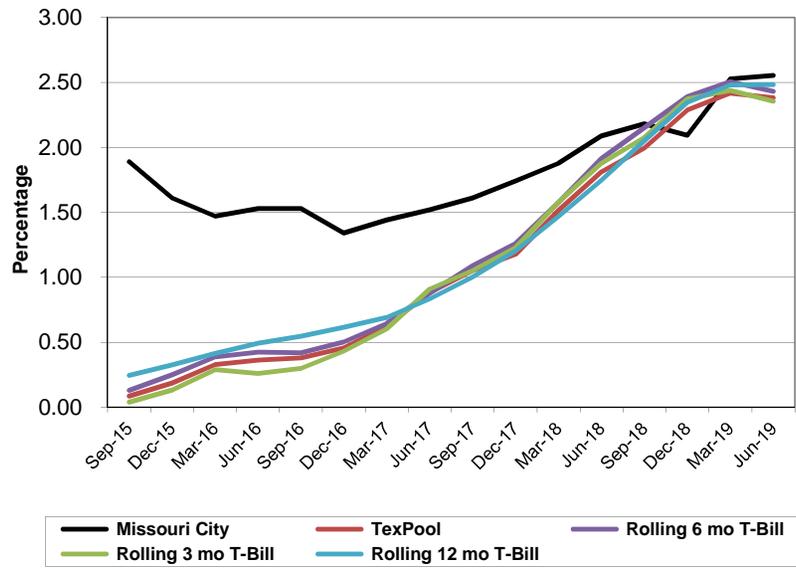
Portfolio Composition



Total Portfolio (Millions)



Total Portfolio Performance



Book Value Comparison

| Description | Coupon/ Discount | Maturity Date | March 31, 2019 | | Purchases/ Adjustments | Sales/Adjust/ Call/Maturity | June 30, 2019 | |
|-----------------------------|---------------------|------------------|---------------------------|-----------------------|---------------------------|--------------------------------|---------------------------|-----------------------|
| | | | Face Amount/ Par Value | Book Value | | | Face Amount/ Par Value | Book Value |
| Wells Fargo Bank Cash | 0.00% | 07/01/19 | \$ 8,193,701 | \$ 8,193,701 | \$ - | \$ (1,507,400) | \$ 6,686,300 | \$ 6,686,300 |
| Wells Fargo Bank MMF | 2.26% | 07/01/19 | 3,481 | 3,481 | 7,559 | | 11,040 | 11,040 |
| NexBank MMA | 2.66% | 07/01/19 | 5,133,357 | 5,133,357 | 33,984 | | 5,167,341 | 5,167,341 |
| Texas CLASS | 2.50% | 07/01/19 | 13,168,750 | 13,168,750 | | (475,107) | 12,693,643 | 12,693,643 |
| TexPool | 2.38% | 07/01/19 | 12,866,887 | 12,866,887 | | (8,937,914) | 3,928,973 | 3,928,973 |
| LOGIC | 2.49% | 07/01/19 | 22,409,820 | 22,409,820 | | (12,802,966) | 9,606,854 | 9,606,854 |
| WallisBank CD | 2.53% | 05/02/19 | 1,250,000 | 1,250,000 | | (1,250,000) | - | - |
| LegacyTexas Bank CD | 1.65% | 06/03/19 | 6,158,450 | 6,158,450 | | (6,158,450) | - | - |
| East West Bank CD | 2.71% | 06/03/19 | 2,625,411 | 2,625,411 | | (2,625,411) | - | - |
| East West Bank CD | 2.53% | 07/01/19 | 5,110,368 | 5,110,368 | 32,335 | | 5,142,703 | 5,142,703 |
| East West Bank CD | 2.65% | 08/02/19 | 2,037,678 | 2,037,678 | 13,507 | | 2,051,185 | 2,051,185 |
| Green Bank CD | 2.80% | 09/03/19 | 1,762,351 | 1,762,351 | 12,032 | | 1,774,383 | 1,774,383 |
| East West Bank CD | 2.60% | 09/03/19 | 5,112,132 | 5,112,132 | 32,859 | | 5,144,992 | 5,144,992 |
| WV HSG Muni | 3.22% | 11/01/19 | 1,000,000 | 1,008,264 | | (3,502) | 1,000,000 | 1,004,762 |
| East West Bank CD | 2.68% | 11/04/19 | 2,458,830 | 2,458,830 | 16,483 | | 2,475,314 | 2,475,314 |
| LegacyTexas Bank CD | 2.75% | 12/02/19 | 2,041,515 | 2,041,515 | 14,183 | | 2,055,699 | 2,055,699 |
| East West Bank CD | 2.86% | 12/02/19 | 1,768,055 | 1,768,055 | 12,652 | | 1,780,706 | 1,780,706 |
| East West Bank CD | 2.71% | 02/03/20 | 5,554,348 | 5,554,348 | 37,653 | | 5,592,001 | 5,592,001 |
| LegacyTexas Bank CD | 2.82% | 02/03/20 | 3,063,873 | 3,063,873 | 21,829 | | 3,085,702 | 3,085,702 |
| East West Bank CD | 2.91% | 03/02/20 | 1,768,372 | 1,768,372 | 12,876 | | 1,781,248 | 1,781,248 |
| East West Bank CD | 2.63% | 04/02/20 | 5,004,686 | 5,004,686 | 32,922 | | 5,037,608 | 5,037,608 |
| East West Bank CD | 2.72% | 05/04/20 | 823,184 | 823,184 | 5,601 | | 828,785 | 828,785 |
| LegacyTexas Bank CD | 2.95% | 06/01/20 | 5,036,458 | 5,036,458 | 37,542 | | 5,074,000 | 5,074,000 |
| East West Bank CD | 2.96% | 06/01/20 | 1,516,020 | 1,516,020 | 11,229 | | 1,527,248 | 1,527,248 |
| LegacyTexas Bank CD | 2.38% | 06/04/20 | - | - | 5,000,000 | | 5,000,000 | 5,000,000 |
| LegacyTexas Bank CD | 2.97% | 07/01/20 | 5,035,888 | 5,035,888 | 37,793 | | 5,073,681 | 5,073,681 |
| East West Bank CD | 2.73% | 08/03/20 | 361,403 | 361,403 | 2,468 | | 363,871 | 363,871 |
| LegacyTexas Bank CD | 2.65% | 09/02/20 | 5,000,000 | 5,000,000 | 33,472 | | 5,033,472 | 5,033,472 |
| Cleveland Tax Revenue Muni | 2.30% | 10/01/20 | 1,610,000 | 1,610,000 | | | 1,610,000 | 1,610,000 |
| LegacyTexas Bank CD | 2.38% | 10/06/20 | - | - | 5,000,000 | | 5,000,000 | 5,000,000 |
| FNMA MBS 4X6 | 6.00% | 12/01/20 | 11,318 | 11,451 | | (5,659) | 5,735 | 5,792 |
| Port of Corpus Christi Muni | 2.61% | 12/01/20 | 635,000 | 637,881 | | (427) | 635,000 | 637,453 |
| LegacyTexas Bank CD | 2.66% | 12/02/20 | 5,000,000 | 5,000,000 | 33,598 | | 5,033,598 | 5,033,598 |
| LegacyTexas Bank CD | 2.38% | 03/01/21 | - | - | 5,000,000 | | 5,000,000 | 5,000,000 |
| FHLMC MBS G92 | 6.00% | 06/01/22 | 885,783 | 912,338 | | (123,905) | 767,228 | 788,433 |
| GNMA MBS MY1 | 6.00% | 07/15/22 | 321,638 | 327,028 | | (71,650) | 251,480 | 255,378 |
| FNMA MBS MT7 | 6.00% | 06/01/36 | 425,161 | 452,386 | | (18,000) | 408,599 | 434,387 |
| FNMA MBS SS5 | 6.00% | 12/01/36 | 910,141 | 985,906 | | (51,054) | 863,939 | 934,852 |
| FNMA MBS GP3 | 6.00% | 03/01/37 | 1,096,741 | 1,188,432 | | (52,206) | 1,049,680 | 1,136,226 |
| FHLMC MBS WA4 | 6.00% | 02/01/38 | 321,366 | 321,366 | | (35,284) | 286,082 | 286,082 |
| TOTAL | | | \$ 137,482,163 | \$ 137,720,067 | \$ 15,442,579 | \$ (34,118,934) | \$ 118,828,092 | \$ 119,043,713 |

Market Value Comparison

| Description | Maturity Date | March 31, 2019 | | | | June 30, 2019 | | | |
|-----------------------------|---------------|---------------------------|--------------|-----------------------|------------------------|---------------------------|--------------|-----------------------|--|
| | | Face Amount/ Par Value | Market Price | Market Value | Qtr to Qtr Change | Face Amount/ Par Value | Market Price | Market Value | |
| Wells Fargo Bank Cash | 07/01/19 | \$ 8,193,701 | 1.00 | \$ 8,193,701 | \$ (1,507,400) | \$ 6,686,300 | 1.00 | \$ 6,686,300 | |
| Wells Fargo Bank MMF | 07/01/19 | 3,481 | 1.00 | 3,481 | 7,559 | 11,040 | 1.00 | 11,040 | |
| NexBank MMA | 07/01/19 | 5,133,357 | 1.00 | 5,133,357 | 33,984 | 5,167,341 | 1.00 | 5,167,341 | |
| Texas CLASS | 07/01/19 | 13,168,750 | 1.00 | 13,168,750 | (475,107) | 12,693,643 | 1.00 | 12,693,643 | |
| TexPool | 07/01/19 | 12,866,887 | 1.00 | 12,866,887 | (8,937,914) | 3,928,973 | 1.00 | 3,928,973 | |
| LOGIC | 07/01/19 | 22,409,820 | 1.00 | 22,409,820 | (12,802,966) | 9,606,854 | 1.00 | 9,606,854 | |
| WallisBank CD | 05/02/19 | 1,250,000 | 100.00 | 1,250,000 | (1,250,000) | — | — | — | |
| LegacyTexas Bank CD | 06/03/19 | 6,158,450 | 100.00 | 6,158,450 | (6,158,450) | — | — | — | |
| East West Bank CD | 06/03/19 | 2,625,411 | 100.00 | 2,625,411 | (2,625,411) | — | — | — | |
| East West Bank CD | 07/01/19 | 5,110,368 | 100.00 | 5,110,368 | 32,335 | 5,142,703 | 100.00 | 5,142,703 | |
| East West Bank CD | 08/02/19 | 2,037,678 | 100.00 | 2,037,678 | 13,507 | 2,051,185 | 100.00 | 2,051,185 | |
| Green Bank CD | 09/03/19 | 1,762,351 | 100.00 | 1,762,351 | 12,032 | 1,774,383 | 100.00 | 1,774,383 | |
| East West Bank CD | 09/03/19 | 5,112,132 | 100.00 | 5,112,132 | 32,859 | 5,144,992 | 100.00 | 5,144,992 | |
| WV HSG Muni | 11/01/19 | 1,000,000 | 100.36 | 1,003,610 | (460) | 1,000,000 | 100.32 | 1,003,150 | |
| East West Bank CD | 11/04/19 | 2,458,830 | 100.00 | 2,458,830 | 16,483 | 2,475,314 | 100.00 | 2,475,314 | |
| LegacyTexas Bank CD | 12/02/19 | 2,041,515 | 100.00 | 2,041,515 | 14,183 | 2,055,699 | 100.00 | 2,055,699 | |
| East West Bank CD | 12/02/19 | 1,768,055 | 100.00 | 1,768,055 | 12,652 | 1,780,706 | 100.00 | 1,780,706 | |
| East West Bank CD | 02/03/20 | 5,554,348 | 100.00 | 5,554,348 | 37,653 | 5,592,001 | 100.00 | 5,592,001 | |
| LegacyTexas Bank CD | 02/03/20 | 3,063,873 | 100.00 | 3,063,873 | 21,829 | 3,085,702 | 100.00 | 3,085,702 | |
| East West Bank CD | 03/02/20 | 1,768,372 | 100.00 | 1,768,372 | 12,876 | 1,781,248 | 100.00 | 1,781,248 | |
| East West Bank CD | 04/02/20 | 5,004,686 | 100.00 | 5,004,686 | 32,922 | 5,037,608 | 100.00 | 5,037,608 | |
| East West Bank CD | 05/04/20 | 823,184 | 100.00 | 823,184 | 5,601 | 828,785 | 100.00 | 828,785 | |
| LegacyTexas Bank CD | 06/01/20 | 5,036,458 | 100.00 | 5,036,458 | 37,542 | 5,074,000 | 100.00 | 5,074,000 | |
| East West Bank CD | 06/01/20 | 1,516,020 | 100.00 | 1,516,020 | 11,229 | 1,527,248 | 100.00 | 1,527,248 | |
| LegacyTexas Bank CD | 06/04/20 | — | — | — | 5,000,000 | 5,000,000 | 100.00 | 5,000,000 | |
| LegacyTexas Bank CD | 07/01/20 | 5,035,888 | 100.00 | 5,035,888 | 37,793 | 5,073,681 | 100.00 | 5,073,681 | |
| East West Bank CD | 08/03/20 | 361,403 | 100.00 | 361,403 | 2,468 | 363,871 | 100.00 | 363,871 | |
| LegacyTexas Bank CD | 09/02/20 | 5,000,000 | 100.00 | 5,000,000 | 33,472 | 5,033,472 | 100.00 | 5,033,472 | |
| Cleveland Tax Revenue Muni | 10/01/20 | 1,610,000 | 98.65 | 1,588,297 | 13,347 | 1,610,000 | 99.48 | 1,601,644 | |
| LegacyTexas Bank CD | 10/06/20 | — | — | — | 5,000,000 | 5,000,000 | 100.00 | 5,000,000 | |
| FNMA MBS 4X6 | 12/01/20 | 11,318 | 100.60 | 11,387 | (5,627) | 5,735 | 100.44 | 5,760 | |
| Port of Corpus Christi Muni | 12/01/20 | 635,000 | 99.64 | 632,714 | 4,655 | 635,000 | 100.37 | 637,369 | |
| LegacyTexas Bank CD | 12/02/20 | 5,000,000 | 100.00 | 5,000,000 | 33,598 | 5,033,598 | 100.00 | 5,033,598 | |
| LegacyTexas Bank CD | 03/01/21 | — | — | — | 5,000,000 | 5,000,000 | 100.00 | 5,000,000 | |
| FHLMC MBS G92 | 06/01/22 | 885,783 | 103.29 | 914,969 | (124,402) | 767,228 | 103.04 | 790,567 | |
| GNMA MBS MY1 | 07/15/22 | 321,638 | 102.33 | 329,148 | (71,451) | 251,480 | 102.47 | 257,696 | |
| FNMA MBS MT7 | 06/01/36 | 425,161 | 110.30 | 468,960 | (5,599) | 408,599 | 113.40 | 463,361 | |
| FNMA MBS SS5 | 12/01/36 | 910,141 | 110.27 | 1,003,645 | (25,087) | 863,939 | 113.27 | 978,558 | |
| FNMA MBS GP3 | 03/01/37 | 1,096,741 | 110.26 | 1,209,285 | (19,073) | 1,049,680 | 113.39 | 1,190,212 | |
| FHLMC MBS WA4 | 02/01/38 | 321,366 | 110.18 | 354,070 | (33,980) | 286,082 | 111.89 | 320,090 | |
| TOTAL | | \$ 137,482,163 | | \$ 137,781,099 | \$ (18,582,345) | \$ 118,828,092 | | \$ 119,198,754 | |

**Allocation - Book Value
June 30, 2019**

| Description | Maturity Date | Investment Total | Pooled Funds | Mortgage Portfolio | 2018 GO Bonds | 2018B COs |
|-----------------------------|---------------|-----------------------|----------------------|---------------------|---------------------|----------------------|
| Wells Fargo Bank Cash | | \$ 6,686,300 | \$ 6,686,300 | \$ - | \$ - | \$ - |
| Wells Fargo Bank MMF | | 11,040 | 11,040 | - | - | - |
| NexBank MMA | | 5,167,341 | 5,167,341 | - | - | - |
| Texas CLASS | | 12,693,643 | 12,693,643 | - | - | - |
| TexPool | | 3,928,973 | 3,928,973 | - | - | - |
| LOGIC | | 9,606,854 | 878,319 | - | 1,879,698 | 6,848,837 |
| East West Bank CD | 07/01/19 | 5,142,703 | 5,142,703 | - | - | - |
| East West Bank CD | 08/02/19 | 2,051,185 | - | - | - | 2,051,185 |
| Green Bank CD | 09/03/19 | 1,774,383 | - | - | 1,774,383 | - |
| East West Bank CD | 09/03/19 | 5,144,992 | 5,144,992 | - | - | - |
| WV HSG Muni | 11/01/19 | 1,004,762 | 1,004,762 | - | - | - |
| East West Bank CD | 11/04/19 | 2,475,314 | - | - | - | 2,475,314 |
| LegacyTexas Bank CD | 12/02/19 | 2,055,699 | 2,055,699 | - | - | - |
| East West Bank CD | 12/02/19 | 1,780,706 | - | - | 1,780,706 | - |
| East West Bank CD | 02/03/20 | 5,592,001 | - | - | - | 5,592,001 |
| LegacyTexas Bank CD | 02/03/20 | 3,085,702 | 3,085,702 | - | - | - |
| East West Bank CD | 03/02/20 | 1,781,248 | - | - | 1,781,248 | - |
| East West Bank CD | 04/02/20 | 5,037,608 | 5,037,608 | - | - | - |
| East West Bank CD | 05/04/20 | 828,785 | - | - | - | 828,785 |
| LegacyTexas Bank CD | 06/01/20 | 5,074,000 | 5,074,000 | - | - | - |
| East West Bank CD | 06/01/20 | 1,527,248 | - | - | 1,527,248 | - |
| LegacyTexas Bank CD | 06/04/20 | 5,000,000 | 5,000,000 | - | - | - |
| LegacyTexas Bank CD | 07/01/20 | 5,073,681 | 5,073,681 | - | - | - |
| East West Bank CD | 08/03/20 | 363,871 | - | - | - | 363,871 |
| LegacyTexas Bank CD | 09/02/20 | 5,033,472 | 5,033,472 | - | - | - |
| Cleveland Tax Revenue Muni | 10/01/20 | 1,610,000 | 1,610,000 | - | - | - |
| LegacyTexas Bank CD | 10/06/20 | 5,000,000 | 5,000,000 | - | - | - |
| FNMA MBS 4X6 | 12/01/20 | 5,792 | - | 5,792 | - | - |
| Port of Corpus Christi Muni | 12/01/20 | 637,453 | 637,453 | - | - | - |
| LegacyTexas Bank CD | 12/02/20 | 5,033,598 | 5,033,598 | - | - | - |
| LegacyTexas Bank CD | 03/01/21 | 5,000,000 | 5,000,000 | - | - | - |
| FHLMC MBS G92 | 06/01/22 | 788,433 | - | 788,433 | - | - |
| GNMA MBS MY1 | 07/15/22 | 255,378 | - | 255,378 | - | - |
| FNMA MBS MT7 | 06/01/36 | 434,387 | - | 434,387 | - | - |
| FNMA MBS SS5 | 12/01/36 | 934,852 | - | 934,852 | - | - |
| FNMA MBS GP3 | 03/01/37 | 1,136,226 | - | 1,136,226 | - | - |
| FHLMC MBS WA4 | 02/01/38 | 286,082 | - | 286,082 | - | - |
| Totals | | \$ 119,043,713 | \$ 88,299,286 | \$ 3,841,150 | \$ 8,743,284 | \$ 18,159,992 |

Allocation - Market Value
June 30, 2019

| Description | Maturity Date | Investment Total | Pooled Funds | Mortgage Portfolio | 2018 GO Bonds | 2018B COs |
|-----------------------------|---------------|-----------------------|----------------------|---------------------|---------------------|----------------------|
| Wells Fargo Bank MMF | | \$ 6,686,300 | \$ 6,686,300 | \$ - | \$ - | \$ - |
| Wells Fargo Bank MMF | | 11,040 | 11,040 | - | - | - |
| NexBank MMA | | 5,167,341 | 5,167,341 | - | - | - |
| Texas CLASS | | 12,693,643 | 12,693,643 | - | - | - |
| TexPool | | 3,928,973 | 3,928,973 | - | - | - |
| LOGIC | | 9,606,854 | 878,319 | - | 1,879,698 | 6,848,837 |
| East West Bank CD | 07/01/19 | 5,142,703 | 5,142,703 | - | - | - |
| East West Bank CD | 08/02/19 | 2,051,185 | - | - | - | 2,051,185 |
| Green Bank CD | 09/03/19 | 1,774,383 | - | - | 1,774,383 | - |
| East West Bank CD | 09/03/19 | 5,144,992 | 5,144,992 | - | - | - |
| WV HSG Muni | 11/01/19 | 1,003,150 | 1,003,150 | - | - | - |
| East West Bank CD | 11/04/19 | 2,475,314 | - | - | - | 2,475,313.63 |
| LegacyTexas Bank CD | 12/02/19 | 2,055,699 | 2,055,699 | - | - | - |
| East West Bank CD | 12/02/19 | 1,780,706 | - | - | 1,780,706 | - |
| East West Bank CD | 02/03/20 | 5,592,001 | - | - | - | 5,592,001.18 |
| LegacyTexas Bank CD | 02/03/20 | 3,085,702 | 3,085,702 | - | - | - |
| East West Bank CD | 03/02/20 | 1,781,248 | - | - | 1,781,248 | - |
| East West Bank CD | 04/02/20 | 5,037,608 | 5,037,608 | - | - | - |
| East West Bank CD | 05/04/20 | 828,785 | - | - | - | 828,784.67 |
| LegacyTexas Bank CD | 06/01/20 | 5,074,000 | 5,074,000 | - | - | - |
| East West Bank CD | 06/01/20 | 1,527,248 | - | - | 1,527,248 | - |
| LegacyTexas Bank CD | 06/04/20 | 5,000,000 | 5,000,000 | - | - | - |
| LegacyTexas Bank CD | 07/01/20 | 5,073,681 | 5,073,681 | - | - | - |
| East West Bank CD | 08/03/20 | 363,871 | - | - | - | 363,870.94 |
| LegacyTexas Bank CD | 09/02/20 | 5,033,472 | 5,033,472 | - | - | - |
| Cleveland Tax Revenue Muni | 10/01/20 | 1,601,644 | 1,601,644 | - | - | - |
| LegacyTexas Bank CD | 10/06/20 | 5,000,000 | 5,000,000 | - | - | - |
| FNMA MBS 4X6 | 12/01/20 | 5,760 | - | 5,760 | - | - |
| Port of Corpus Christi Muni | 12/01/20 | 637,369 | 637,369 | - | - | - |
| LegacyTexas Bank CD | 12/02/20 | 5,033,598 | 5,033,598 | - | - | - |
| LegacyTexas Bank CD | 03/01/21 | 5,000,000 | 5,000,000 | - | - | - |
| FHLMC MBS G92 | 06/01/22 | 790,567 | - | 790,567 | - | - |
| GNMA MBS MY1 | 07/15/22 | 257,696 | - | 257,696 | - | - |
| FNMA MBS MT7 | 06/01/36 | 463,361 | - | 463,361 | - | - |
| FNMA MBS SS5 | 12/01/36 | 978,558 | - | 978,558 | - | - |
| FNMA MBS GP3 | 03/01/37 | 1,190,212 | - | 1,190,212 | - | - |
| FHLMC MBS WA4 | 02/01/38 | 320,090 | - | 320,090 | - | - |
| Totals | | \$ 119,198,754 | \$ 88,289,234 | \$ 4,006,244 | \$ 8,743,284 | \$ 18,159,992 |

Allocation - Book Value
March 31, 2019

| Description | Maturity Date | Investment Total | Pooled Funds | Mortgage Portfolio | 2018 GO Bonds | 2018B COs |
|-----------------------------|---------------|-----------------------|----------------------|---------------------|----------------------|----------------------|
| Wells Fargo Bank Cash | | \$ 8,193,701 | \$ 8,193,701 | \$ - | \$ - | \$ - |
| Wells Fargo Bank MMF | | 3,481 | 3,481 | - | - | - |
| NexBank MMA | | 5,133,357 | 5,133,357 | - | - | - |
| Texas CLASS | | 13,168,750 | 13,168,750 | - | - | - |
| TexPool | | 12,866,887 | 12,866,887 | - | - | - |
| LOGIC | | 22,409,820 | 612,171 | - | 21,797,649 | - |
| WallisBank CD | 05/02/19 | 1,250,000 | - | - | - | 1,250,000 |
| LegacyTexas Bank CD | 06/03/19 | 6,158,450 | 6,158,450 | - | - | - |
| East West Bank CD | 06/03/19 | 2,625,411 | - | - | 2,625,411 | - |
| East West Bank CD | 07/01/19 | 5,110,368 | 5,110,368 | - | - | - |
| East West Bank CD | 08/02/19 | 2,037,678 | - | - | - | 2,037,678 |
| Green Bank CD | 09/03/19 | 1,762,351 | - | - | 1,762,351 | - |
| East West Bank CD | 09/03/19 | 5,112,132 | 5,112,132 | - | - | - |
| WV HSG Muni | 11/01/19 | 1,008,264 | 1,008,264 | - | - | - |
| East West Bank CD | 11/04/19 | 2,458,830 | - | - | - | 2,458,830 |
| LegacyTexas Bank CD | 12/02/19 | 2,041,515 | 2,041,515 | - | - | - |
| East West Bank CD | 12/02/19 | 1,768,055 | - | - | 1,768,055 | - |
| East West Bank CD | 02/03/20 | 5,554,348 | - | - | - | 5,554,348 |
| LegacyTexas Bank CD | 02/03/20 | 3,063,873 | 3,063,873 | - | - | - |
| East West Bank CD | 03/02/20 | 1,768,372 | - | - | 1,768,372 | - |
| East West Bank CD | 04/02/20 | 5,004,686 | 5,004,686 | - | - | - |
| East West Bank CD | 05/04/20 | 823,184 | - | - | - | 823,184 |
| LegacyTexas Bank CD | 06/01/20 | 5,036,458 | 5,036,458 | - | - | - |
| East West Bank CD | 06/01/20 | 1,516,020 | - | - | 1,516,020 | - |
| LegacyTexas Bank CD | 07/01/20 | 5,035,888 | 5,035,888 | - | - | - |
| East West Bank CD | 08/03/20 | 361,403 | - | - | - | 361,403 |
| LegacyTexas Bank CD | 09/02/20 | 5,000,000 | 5,000,000 | - | - | - |
| Cleveland Tax Revenue Muni | 10/01/20 | 1,610,000 | 1,610,000 | - | - | - |
| FNMA MBS 4X6 | 12/01/20 | 11,451 | - | 11,451 | - | - |
| Port of Corpus Christi Muni | 12/01/20 | 637,881 | 637,881 | - | - | - |
| LegacyTexas Bank CD | 12/02/20 | 5,000,000 | 5,000,000 | - | - | - |
| FHLMC MBS G92 | 06/01/22 | 912,338 | - | 912,338 | - | - |
| GNMA MBS MY1 | 07/15/22 | 327,028 | - | 327,028 | - | - |
| FNMA MBS MT7 | 06/01/36 | 452,386 | - | 452,386 | - | - |
| FNMA MBS SS5 | 12/01/36 | 985,906 | - | 985,906 | - | - |
| FNMA MBS GP3 | 03/01/37 | 1,188,432 | - | 1,188,432 | - | - |
| FHLMC MBS WA4 | 02/01/38 | 321,366 | - | 321,366 | - | - |
| Totals | | \$ 137,720,067 | \$ 89,797,860 | \$ 4,198,907 | \$ 31,237,858 | \$ 12,485,443 |

Allocation - Market Value

March 31, 2019

| Description | Maturity Date | Investment Total | Pooled Funds | Mortgage Portfolio | 2018 GO Bonds | 2018B COs |
|-----------------------------|---------------|-----------------------|----------------------|---------------------|----------------------|----------------------|
| Wells Fargo Bank MMF | | \$ 8,193,701 | \$ 8,193,701 | \$ - | \$ - | \$ - |
| Wells Fargo Bank MMF | | 3,481 | 3,481 | - | - | - |
| NexBank MMA | | 5,133,357 | 5,133,357 | - | - | - |
| Texas CLASS | | 13,168,750 | 13,168,750 | - | - | - |
| TexPool | | 12,866,887 | 12,866,887 | - | - | - |
| LOGIC | | 22,409,820 | 612,171 | - | 21,797,649 | - |
| WallisBank CD | 05/02/19 | 1,250,000 | - | - | - | 1,250,000 |
| LegacyTexas Bank CD | 06/03/19 | 6,158,450 | 6,158,450 | - | - | - |
| East West Bank CD | 06/03/19 | 2,625,411 | - | - | 2,625,411 | - |
| East West Bank CD | 07/01/19 | 5,110,368 | 5,110,368 | - | - | - |
| East West Bank CD | 08/02/19 | 2,037,678 | - | - | - | 2,037,678 |
| Green Bank CD | 09/03/19 | 1,762,351 | - | - | 1,762,351 | - |
| East West Bank CD | 09/03/19 | 5,112,132 | 5,112,132 | - | - | - |
| WV HSG Muni | 11/01/19 | 1,003,610 | 1,003,610 | - | - | - |
| East West Bank CD | 11/04/19 | 2,458,830 | - | - | - | 2,458,830.19 |
| LegacyTexas Bank CD | 12/02/19 | 2,041,515 | 2,041,515 | - | - | - |
| East West Bank CD | 12/02/19 | 1,768,055 | - | - | 1,768,055 | - |
| East West Bank CD | 02/03/20 | 5,554,348 | - | - | - | 5,554,347.90 |
| LegacyTexas Bank CD | 02/03/20 | 3,063,873 | 3,063,873 | - | - | - |
| East West Bank CD | 03/02/20 | 1,768,372 | - | - | 1,768,372 | - |
| East West Bank CD | 04/02/20 | 5,004,686 | 5,004,686 | - | - | - |
| East West Bank CD | 05/04/20 | 823,184 | - | - | - | 823,183.60 |
| LegacyTexas Bank CD | 06/01/20 | 1,516,020 | - | - | 1,516,020 | - |
| East West Bank CD | 06/01/20 | 5,036,458 | 5,036,458 | - | - | - |
| LegacyTexas Bank CD | 07/01/20 | 5,035,888 | 5,035,888 | - | - | - |
| East West Bank CD | 08/03/20 | 361,403 | - | - | - | 361,402.83 |
| LegacyTexas Bank CD | 09/02/20 | 5,000,000 | 5,000,000 | - | - | - |
| Cleveland Tax Revenue Muni | 10/01/20 | 1,588,297 | 1,588,297 | - | - | - |
| FNMA MBS 4X6 | 12/01/20 | 11,387 | - | 11,387 | - | - |
| Port of Corpus Christi Muni | 12/01/20 | 632,714 | 632,714 | - | - | - |
| LegacyTexas Bank CD | 12/02/20 | 5,000,000 | 5,000,000 | - | - | - |
| FHLMC MBS G92 | 06/01/22 | 914,969 | - | 914,969 | - | - |
| GNMA MBS MY1 | 07/15/22 | 329,148 | - | 329,148 | - | - |
| FNMA MBS MT7 | 06/01/36 | 468,960 | - | 468,960 | - | - |
| FNMA MBS SS5 | 12/01/36 | 1,003,645 | - | 1,003,645 | - | - |
| FNMA MBS GP3 | 03/01/37 | 1,209,285 | - | 1,209,285 | - | - |
| FHLMC MBS WA4 | 02/01/38 | 354,070 | - | 354,070 | - | - |
| Totals | | \$ 137,781,099 | \$ 89,766,337 | \$ 4,291,462 | \$ 31,237,858 | \$ 12,485,443 |



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

August 5, 2019

To: Mayor and City Council
Agenda Item: 7(a)1 – PD, Planned Development District #34 Amendment
Submitted by: Jennifer Thomas Gomez, AICP, Planning Manager

SYNOPSIS

This is the first of two readings of an ordinance to amend the regulations and restrictions of PD, Planned Development District No. 34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

The subject site is located north of the Timber Falls Business Park, south of US 90A – South Main Street, east of the Second Mile Mission Center and west of S Cravens Road.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Have quality development through buildout

BACKGROUND

PD, Planned Development District No. 34 was approved in July 2000 to allow for the location of a community center to provide for a religious worship place, a private school, library and gardens. The community center was proposed to be located in place of the former Tang City Plaza, a development constructed in the 1980s that provided shops and a restaurant for a few years in the area.

The property owner has now submitted a request to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

Staff recommend approval and the Planning and Zoning Commission forwards a positive recommendation.

BUDGET ANALYSIS

| Funding Source | Account Number | Project Code/Name | FY__ Funds Budgeted | FY__ Funds Available | Amount Requested |
|----------------|----------------|-------------------|---------------------|----------------------|------------------|
| N/A | | | | | |

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

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance
2. Ordinance O-00-34
3. Draft Planning and Zoning Commission meeting minutes (*July 10, 2019*)
4. Planning and Zoning Commission final report
5. Application
6. Letter of owner authorization
7. Dream Court site plan
8. Dream Court conceptual building elevations
9. Community Impact Newspaper – Tang City Plaza (November 4, 2013)
10. Ortho map
11. Notice of public hearing
12. Notice of public hearing to adjoining property owners
13. Mailing labels for adjoining property owners
14. Rezoning application protest letters analysis

STAFF'S RECOMMENDATION

Staff recommends approval of the ordinance on the first reading.

Director Approval:

Otis T. Spriggs, AICP, Development Services Director

**Assistant City Manager/
City Manager Approval:**

Bill Atkinson, Assistant City Manager

ORDINANCE NO. O-19-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING USES AND REGULATIONS IN PD PLANNED DEVELOPMENT DISTRICT NO. 34; DESCRIBING SAID 9.467-ACRE TRACT OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Tang City Community Village LLC is this the owner of an approximate 9.467-acre tract of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, said Property has a zoning classification of PD Planned Development District No. 34 under Ordinance No. O-00-34, adopted on July 10, 2000; and

WHEREAS, Morgan Myers of Carnes Engineering, Inc. has made an application to the City of Missouri City to amend PD Planned Development District No. 34; and

WHEREAS, pursuant to Section 8.3 of the City of Missouri City Zoning Ordinance, said application was submitted to the City of Missouri City under one owner of the property contained within PD Planned Development District No. 34; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such requested amendment; and

WHEREAS, the Planning and Zoning Commission of the City of Missouri City has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested changes in uses and regulations; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of the Property is hereby changed from LC-2 local retail district to PD Planned Development District No. 34 ("PD No.34"). The Property is more fully described in the legal description in Exhibit "A," attached hereto and made a part hereof for all purposes, and is depicted in Exhibit "A-1," attached hereto and made a part hereof for all purposes. Exhibit "A-1" shall be for reference purposes only. In the event that Exhibit "A-1" conflicts with Exhibit "A," Exhibit "A" shall prevail.

Section 4. The designation of PD No.34 shall be and is conditioned upon compliance with the following regulations and restrictions:

- A. Purpose.** The zoning regulations of PD Planned Development District No.34 herein are established in accordance with the Comprehensive Plan for the purpose of promoting the health, safety and general welfare of the City of Missouri City, Texas, and its inhabitants. Each regulation is designated to lessen congestion on the streets; to secure safety from fire, panic and other dangers; to facilitate adequate provisions for transportation; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; or to facilitate adequate provisions of water. PD Planned Development District No.34 will consist of commercial, office and warehouse development.
- B. Site Plan.** The planned development district shall be generally developed in accordance with the site plan and schedule, Exhibit "B," attached hereto and made a part hereof for all purposes.
- C. District regulations.** Unless otherwise stated in this Ordinance, Appendix A, of the City Code of Missouri City, Texas ("City of Missouri City Zoning Ordinance") shall apply and the LC-3 local retail district regulations contained in Subsection 7.11. The City of Missouri City Zoning Ordinance and this Ordinance are intended to be read together. In the event that there is a conflict between the text of this Ordinance and the City of Missouri City Zoning Ordinance, the text of this Ordinance shall prevail. In PD Planned Development District No.34, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in this Ordinance.
- D. Use regulations.** Only the following uses shall be allowed:
 - 1. Office use.
 - 2. Warehouse use.

3. Commercial and retail uses permitted under LC-3 local retail district regulations contained in Subsection 7.11 of the City of Missouri City Zoning ordinance.
 4. All uses accessory to all permitted uses.
- E. Height and area regulations.** Except as set forth herein, the height and area regulations contained in Section 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply to PD No. 34.
- G. Landscaping regulations.** Except as set forth herein, the landscaping, screening, and buffer yard regulations contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.
1. **Transitional buffer yards.** A buffer yard shall be maintained along US 90-A, Dream Court, Pheasant Valley, and Paloma Bend with a minimum width of 3 feet. The buffer yards shall be planted with Type B screening as required by Section 11 of the Missouri City Zoning Ordinance.
 2. **Off-street parking perimeter.** Transitional buffer yards shall be planted along the perimeter of parking areas required under Section 11.5.b1a of the Missouri City Zoning Ordinance.
 3. **Island and diamonds.** Planting island and diamonds shall be provided as shown on Exhibit B.
- H. Platting.** The property is required to be replatted before issuance of an building permits.
- I. Development Schedule.** PD Planned Development District, this development site plan and schedule shall expire on the fifth anniversary of the date the first planned development application was filed if no progress has been made towards completion of this project. Property owners shall submit a new site plan and schedule to the planning commission for revisions or at the expiration of the site plan and development schedule, in compliance with the procedures established by the City Code of Missouri City, as amended.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 9.467-acre tract of land as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the changes described in this Ordinance and the imposition of the findings, regulations, restrictions, and conditions contained herein.

Section 7. *Repeal.* Ordinance Number O-00-34, adopted by the City Council of the City of Missouri City on July 10, 2000, is hereby repealed. Any other ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 8. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 9. *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 5th day of August, 2019.

PASSED, APPROVED and ADOPTED on second and final reading this 19th day of August, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

METES AND BOUNDS DESCRIPTION
9.4672 ACRES
 June 24, 2000

All that certain 9.4672 acres, (412,392 square foot) tract of land located in the B. B. B. & C. R. Survey, Abstract Number 116, Fort Bend County Texas, being part of Tract "D" and all of Tract "E" and Tract "G" of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County and being more particularly described by metes and bounds as follows: (All bearings are based on the said plat and the monumentation found along Lo-Yang Drive (based on a width of 50.00 feet), Tang City Drive (based on a width of 50.00 feet), Chang-An Drive (based on a width of 50.00 feet) and U. S. Highway 59 (based on a width of 175 feet).

COMMENCING FOR REFERENCE at a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found in the southeasterly right-of-way line of said U. S. Highway 59 at the most northerly northeast corner of said Reserve "D" and a called 0.5510 acre tract of land conveyed to Lamar Savings Association by deed recorded in Volume 1900, Page 2591 of the Official Public Records of Fort Bend County, Texas;

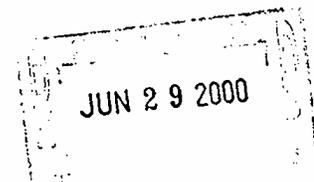
THENCE, South 66°27'08" West, along said southeasterly right-of-way line and northwesterly line of said 0.5510 acre tract of land, a distance of 186.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the northwest corner of said 0.5510 acre tract of land, the most northerly northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, South 44°37'07" East, along the southwesterly line of said 0.5510 acre tract of land, a distance of 168.36 feet to an "X" found scribed in concrete for the southwest corner of said 0.5510 acre tract of land and an interior corner of the herein described tract of land;

THENCE, North 45°22'53" East, along the southeasterly line of said 0.5510 acre tract of land, a distance of 166.55 feet to an "X" found scribed in concrete in the southwesterly right-of-way line of said Chang-An Drive and the arc of a curve to the left, for the southeast corner of said 0.5510 acre tract of land and the most easterly northeast corner of the herein described tract of land;

THENCE, Southeasterly, a distance of 40.84 feet along said southwesterly right-of-way line and the arc of said curve having a radius of 240.29 feet through a central angle of 09°44'13" and a chord which bears South 39°45'00" East, a distance of 40.79 feet to a 5/8 inch iron rod found for the point of tangency;

THENCE, South 44°37'07" East, along said southwesterly right-of-way line, a distance of 340.86 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right, and the most easterly southeast corner of said Reserve "E" and the herein described tract of land, from which a 5/8 inch iron rod found bears North 10°19'15" West, a distance of 0.74 feet;



Page 2 of 2
9.4672 Acres
June 24, 2000

THENCE, southerly, a distance of 39.27 feet along the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord that bears South 00°22'53" West, a distance of 35.36 feet to a 5/8 inch iron rod found in the northwesterly right-of-way line of said Lo-Yang Drive for the point of tangency and most southerly southeast corner of said Reserve "E" and the herein described tract of land;

THENCE, South 45°22'53" West, along said northwesterly right-of-way line, at 211.75 feet pass the southwest corner of said Reserve "E" and the southeast corner of said Reserve "G", in all a total distance of 636.00 feet to a 5/8 inch iron rod found for the point of curvature of a curve to the right and the most southerly southwest corner of said Reserve "G" the herein described tract of land;

THENCE, westerly, a distance of 39.27 feet along said the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord which bears North 89°37'07" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR" set in the northeasterly right-of-way line of said Tang City Drive for the point of tangency and most westerly southwest corner of said Reserve "G" and the herein described tract of land, from which a 5/8 inch iron rod found bears South 70°53'14" West, a distance of 0.88 feet;

THENCE, North 44°37'07" West, along said northeasterly right-of-way line, a distance of 459.08 feet to a 5/8 inch iron rod found for the point of curvature of a curve to the right;

THENCE, northerly, a distance of 197.12 feet along said northeasterly right-of-way line and the arc of said curve having a radius of 536.01 feet through a central angle of 21°04'15" and a chord which bears North 34°05'00" West, a distance of 196.01 feet to a 5/8 inch iron rod found for the point of tangency;

THENCE, North 23°32'52" West, along said northeasterly right-of-way line, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right and the most westerly northwest corner of the herein described tract of land;

THENCE, northeasterly, a distance of 39.27 feet along the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord which bears North 21°27'08" East, a distance of 35.36 feet to a 1/2 inch rod found in the said southeasterly line of U. S. Highway 59 for the point of tangency and the most northerly northwest corner of said Reserve G and the herein described tract of land;

THENCE, North 66°27'08" East, along said southeasterly right-of-way line, at 387.21 feet pass the northeast corner of said Reserve "G" and the northwest corner of said Reserve "D", in all a total distance of 466.15 feet to the **POINT OF BEGINNING** and containing a computed area of 9.4672 acres, (412,392 square feet) of land.

JUN 29 2000

This description is based on a ground survey completed during June of 2000 and is issued in conjunction with a boundary and improvements survey dated June 24, 2000 prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 99071.



Saib Y. Saour, R.P.L.S.
Texas Registration Number 3540

BENCHMARK ENGINEERING CORPORATION

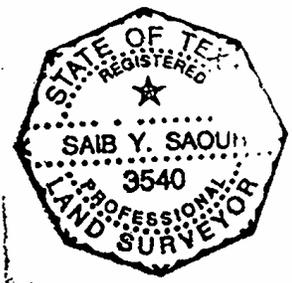
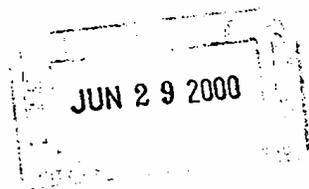
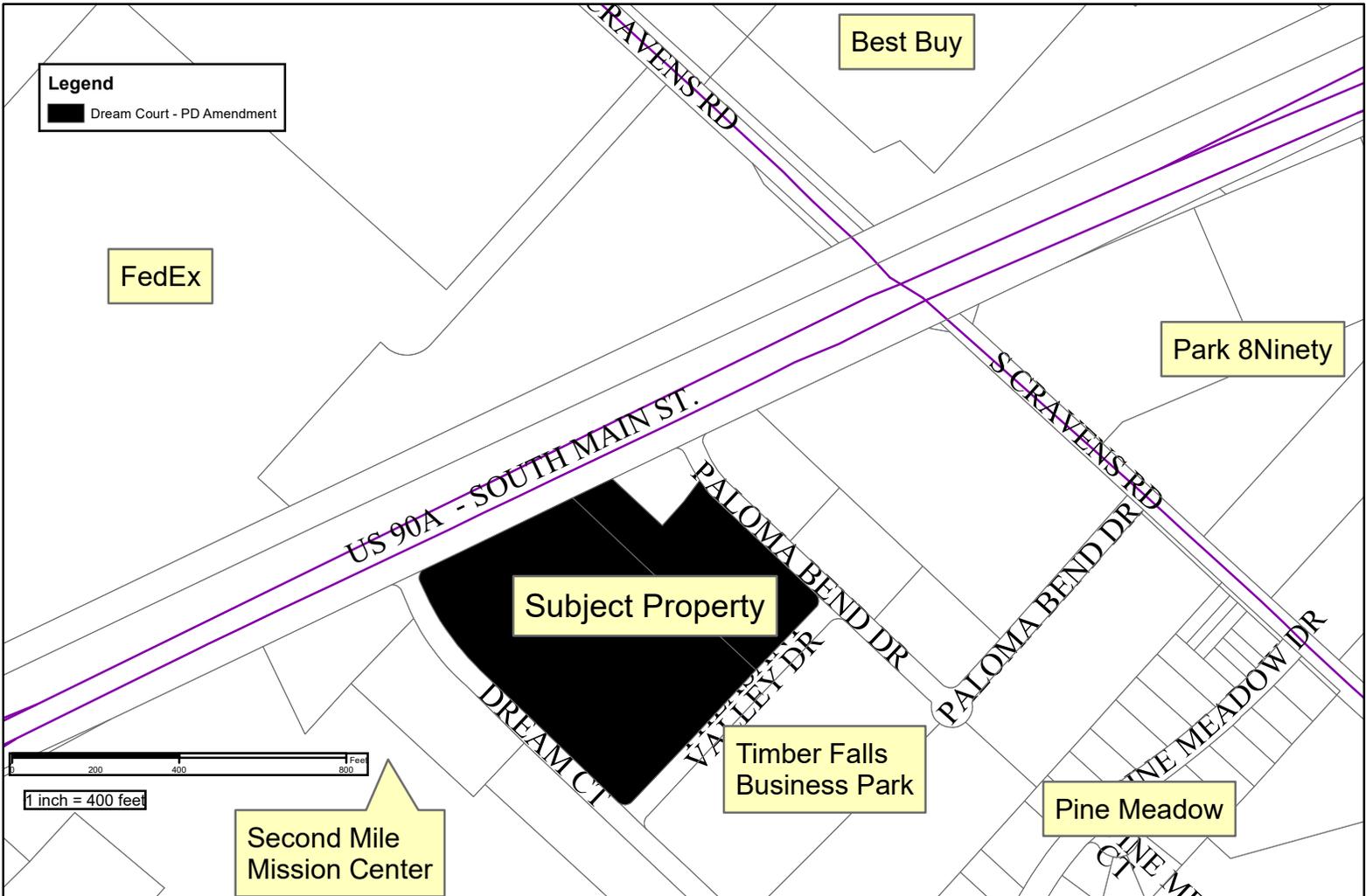


EXHIBIT A (PAGE 3 OF 3)





ORDINANCE NO. O-00-34

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF 9.467 ACRES OF LAND FROM LC-3 RETAIL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 34; REGULATING AND RESTRICTING THE USE, SIZE, HEIGHT AND DENSITY OF BUILDINGS, THE SIZE OF YARDS AND TYPE OF USE WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; ADOPTING A SITE PLAN APPLICABLE TO SAID DISTRICT; PROVIDING FOR CONSTRUCTION ACCORDING TO SAID PLAN; DESCRIBING SAID 9.467 ACRE TRACT OF LAND; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. 0-81-1 ADOPTED ON JANUARY 19, 1981, AS AMENDED; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Thomas Cloninger is the agent for owner, Hakeem, Inc., of a 9.467 acre tract of land situated within the corporate limits of the City of Missouri City, Texas; and

WHEREAS, said 9.467 acre tract of land presently has a zoning classification of LC-3 Retail District under Ordinance No. 0-81-1, adopted on January 19, 1981, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, the agent, on behalf of the owner, has made application to the City of Missouri City to change the zoning classification of said 9.467 acre tract of land from LC-3 Retail District to PD Planned Development District No. 34, as authorized by the City's Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the Zoning Ordinance of the City, a public hearing on such proposed change in the zoning classification; and

WHEREAS, the Planning and Zoning Commission recommended and the City Council now deems it appropriate to grant such requested change in zoning classification; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The public hearing before City Council on such request for zoning reclassification is declared closed at final adoption of this Ordinance.

Section 3. Presently, said 9.467 acre tract of land has a zoning classification of LC-3 Retail District. The zoning classification of said 9.467 acre tract of land is hereby changed from LC-3 Retail District to PD Planned Development District No. 34. The 9.467-acre tract of land is more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 4. The designation of PD Planned Development District No. 34 shall be, and is, conditioned upon compliance with the following regulations and restrictions:

- A. **Purpose.** PD Planned Development District No. 34 is a previously developed parcel that will be redesigned to accommodate a community center, including a place of worship, a private school, a library, and gardens. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.
- B. **Use Regulations.** In the PD Planned Development District No. 34, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged unless otherwise allowed pursuant to this Ordinance.

The following uses shall be permitted in PD Planned Development District No. 34:

- 1. A Community Center, integrating a place of religious worship, a private school, a library, and gardens.
- C. **Height and Area Regulations.** Except as set forth herein, all buildings and structures shall meet the height and yard requirements of Section 7.12, LC-3 Retail District, of the City of Missouri City Zoning Ordinance.
- D. **Building Regulations.**
 - 1. **Architectural Standards.** Except as set forth otherwise in this Ordinance, all buildings and structures shall meet the requirements of City of Missouri City Zoning Ordinance Section 7A, Overlay Districts. Construction shall comply with all applicable chapters of the Missouri City Code. All buildings and structures within the development shall be similar in design and style. Samples of exterior color schemes and materials and color perspectives must be submitted for approval prior to issuance of any building permits.
 - a. **Building Exterior(s).** The subject site shall be developed as indicated on the site plan and elevations described in Exhibit "B" attached hereto and made a part hereof for all purposes. The subject site shall be permitted to deviate from applicable provisions of Section 7A, Overlay Districts, in order to be constructed in traditional Islamic architecture, including the use of

white stucco and/or limestone brick or block on all buildings, the construction of domes, white or gold in color, and the construction of a minaret, white or gold in color, at the top of the principal building. The minaret shall not exceed eighty (80) feet in height from the normal finished grade.

- b. **Roof(s).** The roof of all buildings may be flat with parapet walls decorated with geometric trim and tile. Any color for this trim and tile shall be selected from the range of earth tone colors provided in Section 7A.2.C.5, of the Zoning Ordinance.
- c. **Downspouts, Exterior Utility Receptacles, and Service Boxes.** All downspouts, exterior utility receptacles, and service boxes on buildings shall be painted to match the predominant surrounding color to blend.
- d. **Temporary Buildings.** With the exception of construction offices, the use, installation, and construction of temporary buildings within PD Planned Development District No. 34 shall be prohibited.

2. **Lighting.**

- a. **Standards.** Lighting shall be shielded to prevent glare on adjacent properties.
- b. **Lighting Fixtures.** All lighting fixtures shall be uniform and shall be selected to enhance and complement the style and design of the development.

3. **Sound.**

Sound emanating from PD, Planned Development District No. 34 shall be required to comply with all City standards. The amplification of sound to the outside of buildings is prohibited.

4. **Gross Floor Area.** Gross floor area for PD Planned Development District No. 34 shall be as shown on the site plan.

5. **Air Conditioning, Mechanical, and Ventilation Equipment.** All mechanical equipment on the tops of buildings shall be screened from public view by parapet walls. All ground-mounted mechanical equipment within view of adjacent roadways shall be screened from public view by materials similar to that of the building exterior and by landscaping. All ground-mounted mechanical equipment not within view of roadways shall be screened from public view by landscaping.

E. Trash Disposal and Service Areas.

1. **Location.** All trash disposal and service areas shall be located to the rear of the subject site and shall not be within view of any adjacent roadways.
2. **Screening.** All trash disposal and service areas shall be screened by masonry enclosures, a minimum eight (8) feet in height, constructed of the primary exterior material approved for buildings and structures.

F. Landscaping, Screening and Transitional Buffer Yards. Except as set forth herein, the requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply to PD Planned Development District No. 34, including required screening of driveways and parking areas.

The following landscaping shall be required in addition to applicable provisions in Section 11, Landscaping:

1. **Transitional Buffer Yards.** The existing buffer yard widths along US 90-A, Tang City Drive, Lo-Tang Drive, and Chang-An Drive shall be permitted with no increase to width as required by Section 11, of the Zoning Ordinance. However, each of the above-mentioned buffer yards shall be planted with Type B screening as required by Section 11.
2. **Trees.** Live oak trees, spaced thirty (30) feet or less on center, shall be planted along all perimeters of PD Planned Development District No. 34, and in all locations where a canopy tree is required to be installed. Additionally, no less than one (1) live oak tree shall be planted in each required off-street planting island. At the time of planting, all required live oak trees in the development shall be a minimum of eight (8) feet in height, with a minimum three (3) inch caliper trunk, and minimum three (3) foot canopy spread.
3. **Driveway Landscaping.** All driveways and any driveway medians shall be landscaped with a mixture of shrubs and perennial and annual flowering plants.

G. Ingress and Egress.

1. **Location.** Ingress and Egress shall be as shown on the site plan attached hereto.

- 2. **Standards.** All driveways constructed shall comply with the City Infrastructure Code.
- H. **Parking Regulations.** The requirements of Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance, shall apply.
- I. **Sign Regulations.** The requirements of Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance, for an LC-3 retail District shall apply.
- J. **Fence Regulations.** Except as set forth herein the requirements of Section 14, Fence Regulations, for an LC-3 Retail District of the City of Missouri City Zoning Ordinance shall apply.
 - 1. **Standards.** Any fencing installed in PD Planned Development District No. 34, shall consist of either a masonry wall of the same primary exterior material as approved for the buildings, wrought iron, or a combination of masonry wall and wrought iron.
- K. **Outdoor Display.** There shall be no outdoor display.
- L. **Outdoor Storage.** There shall be no outside storage.
- M. **Outside Sales.** There shall be no outside sales.
- N. **Sidewalk.** All sidewalks shall comply with applicable provisions of the Missouri City Code, including the City Infrastructure Code. A minimum six (6) foot wide sidewalk along US 90-A and a minimum four (4) foot wide sidewalk along Tang City Drive, Lo-Tang Drive, and Chang-An Drive shall be constructed within or adjacent to the transitional buffer yards.
- O. **Construction Activity.** Construction Activity shall be permitted only from Monday through Saturday, and only between the hours of 7:00 a.m. and 7:00 p.m., except that during the months of June through September, construction activity consisting of the pouring of concrete may begin no earlier than 6:00 a.m.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 9.467 acre tract of land as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning

classification of the 9.467 acres of land described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 34 contained herein.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

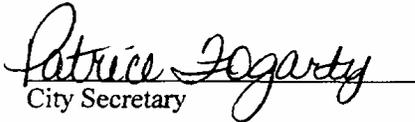
PASSED and APPROVED on first reading this ____ day of _____, 2000.

PASSED, APPROVED and ADOPTED on second and final reading this 10th day of July, 2000.



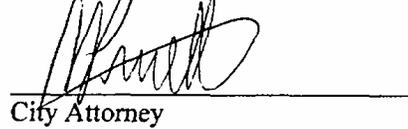
Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

METES AND BOUNDS DESCRIPTION
9.4672 ACRES
 June 24, 2000

All that certain 9.4672 acres, (412,392 square foot) tract of land located in the B. B. B. & C. R. Survey, Abstract Number 116, Fort Bend County Texas, being part of Tract "D" and all of Tract "E" and Tract "G" of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County and being more particularly described by metes and bounds as follows: (All bearings are based on the said plat and the monumentation found along Lo-Yang Drive (based on a width of 50.00 feet), Tang City Drive (based on a width of 50.00 feet), Chang-An Drive (based on a width of 50.00 feet) and U. S. Highway 59 (based on a width of 175 feet).

COMMENCING FOR REFERENCE at a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found in the southeasterly right-of-way line of said U. S. Highway 59 at the most northerly northeast corner of said Reserve "D" and a called 0.5510 acre tract of land conveyed to Lamar Savings Association by deed recorded in Volume 1900, Page 2591 of the Official Public Records of Fort Bend County, Texas;

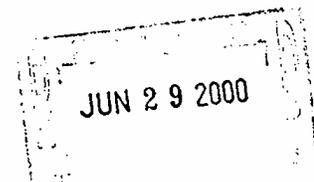
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THENCE, South 44°37'07" East, along the southwesterly line of said 0.5510 acre tract of land, a distance of 168.36 feet to an "X" found scribed in concrete for the southwest corner of said 0.5510 acre tract of land and an interior corner of the herein described tract of land;

THENCE, North 45°22'53" East, along the southeasterly line of said 0.5510 acre tract of land, a distance of 166.55 feet to an "X" found scribed in concrete in the southwesterly right-of-way line of said Chang-An Drive and the arc of a curve to the left, for the southeast corner of said 0.5510 acre tract of land and the most easterly northeast corner of the herein described tract of land;

THENCE, Southeasterly, a distance of 40.84 feet along said southwesterly right-of-way line and the arc of said curve having a radius of 240.29 feet through a central angle of 09°44'13" and a chord which bears South 39°45'00" East, a distance of 40.79 feet to a 5/8 inch iron rod found for the point of tangency;

THENCE, South 44°37'07" East, along said southwesterly right-of-way line, a distance of 340.86 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right, and the most easterly southeast corner of said Reserve "E" and the herein described tract of land, from which a 5/8 inch iron rod found bears North 10°19'15" West, a distance of 0.74 feet;



Page 2 of 2
9.4672 Acres
June 24, 2000

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THENCE, South 45°22'53" West, along said northwesterly right-of-way line, at 211.75 feet pass the southwest corner of said Reserve "E" and the southeast corner of said Reserve "G", in all a total distance of 636.00 feet to a 5/8 inch iron rod found for the point of curvature of a curve to the right and the most southerly southwest corner of said Reserve "G" the herein described tract of land;

THENCE, westerly, a distance of 39.27 feet along said the arc of said curve having a radius of 25.00 feet through a central angle of 90°00'00" and a chord which bears North 89°37'07" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR" set in the northeasterly right-of-way line of said Tang City Drive for the point of tangency and most westerly southwest corner of said Reserve "G" and the herein described tract of land, from which a 5/8 inch iron rod found bears South 70°53'14" West, a distance of 0.88 feet;

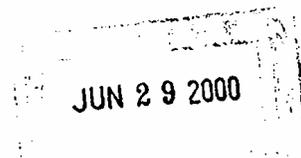
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THENCE, North 23°32'52" West, along said northeasterly right-of-way line, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right and the most westerly northwest corner of the herein described tract of land;

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THENCE, North 66°27'08" East, along said southeasterly right-of-way line, at 387.21 feet pass the northeast corner of said Reserve "G" and the northwest corner of said Reserve "D", in all a total distance of 466.15 feet to the **POINT OF BEGINNING** and containing a computed area of 9.4672 acres, (412,392 square feet) of land.



This description is based on a ground survey completed during June of 2000 and is issued in conjunction with a boundary and improvements survey dated June 24, 2000 prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 99071.

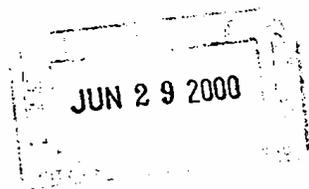


Saib Y. Saour, R.P.L.S.
Texas Registration Number 3540

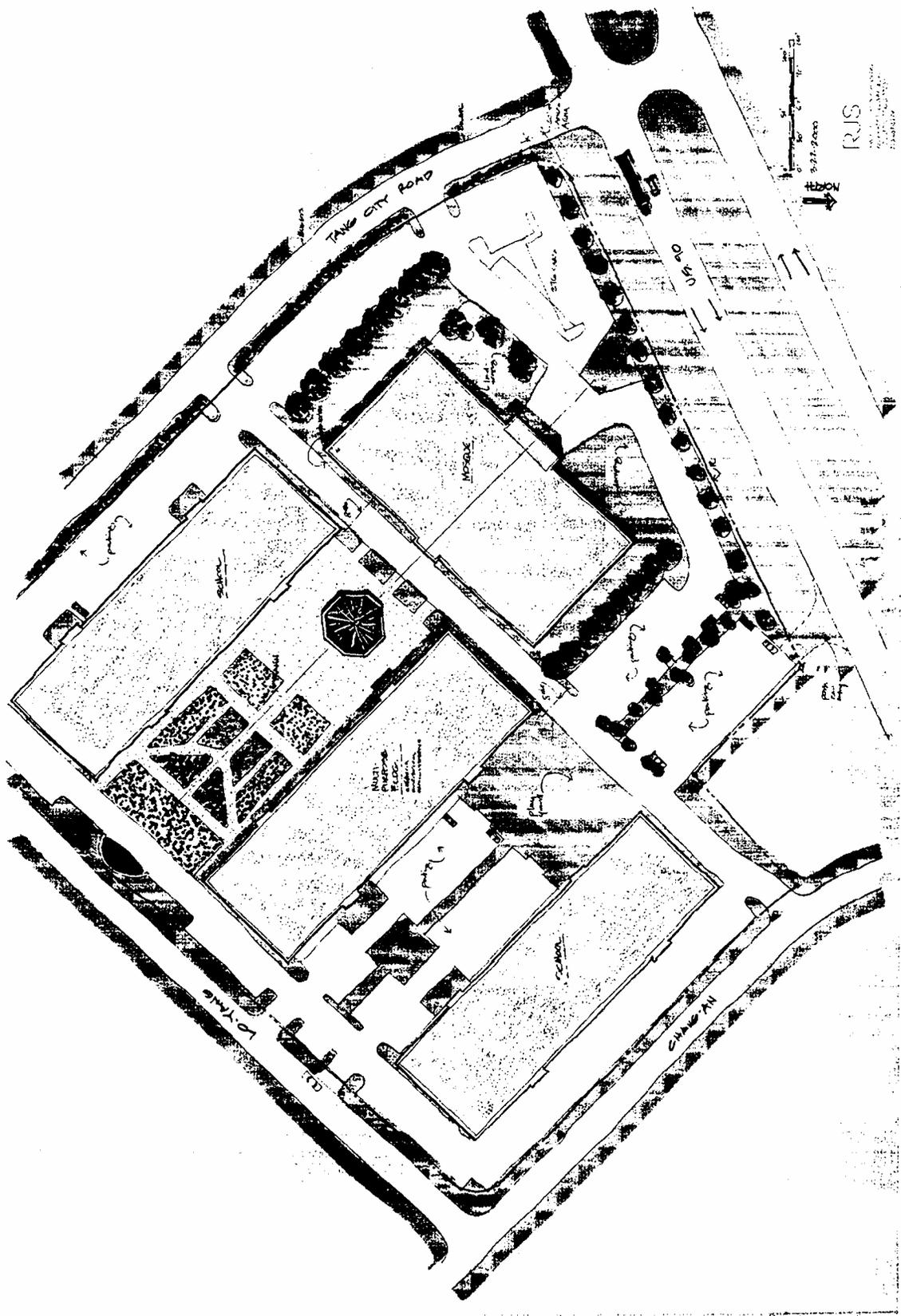
BENCHMARK ENGINEERING CORPORATION



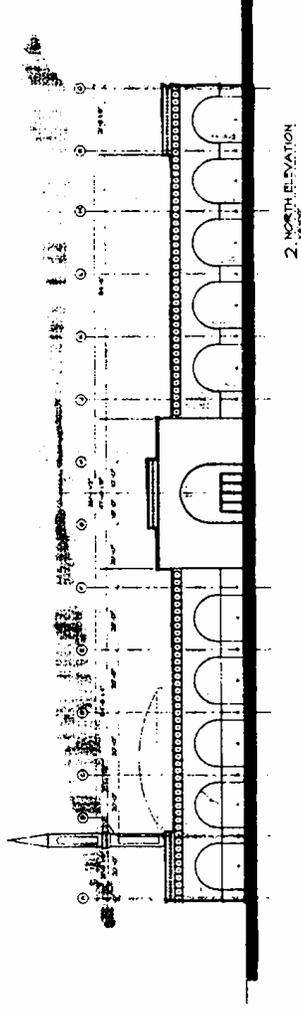
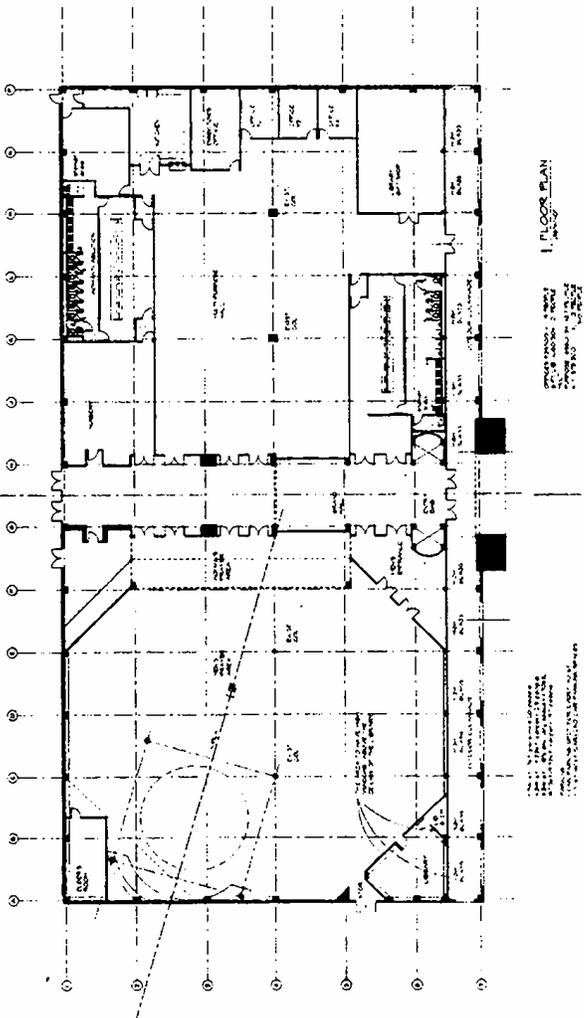
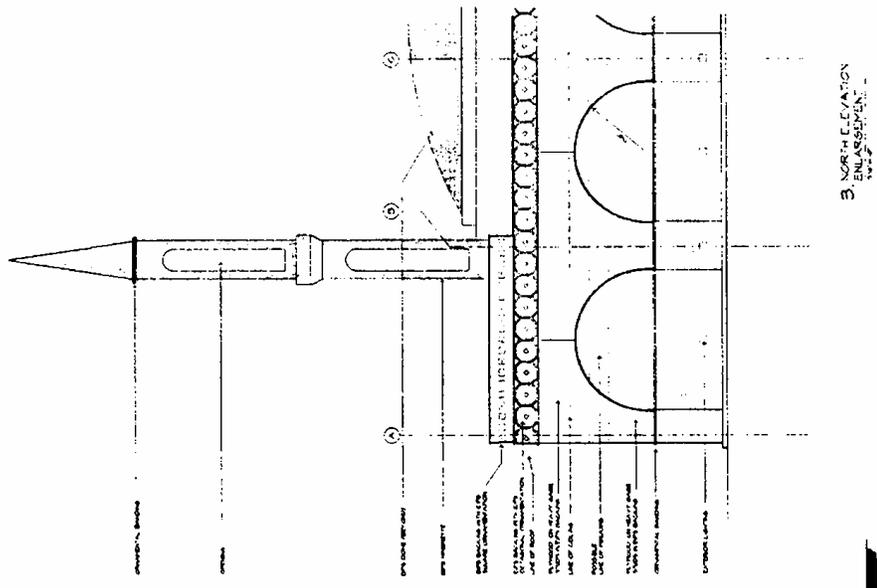
EXHIBIT A (PAGE 3 OF 3)



SITE PLAN FOR:
NEW ISLAMIC COMMUNITY CENTER



KA TAKIM V. OLAXON
7/20/18
S.I.S





**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
July 10, 2019**

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Chair Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
John O'Malley
James R. Bailey
Monica L. Rasmus
James G. Norcom III
Gloria Lucas

Commissioners Absent: Courtney Johnson Rose, Hugh Brightwell

Councilmembers Present: Anthony G. Maroulis.

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
Cliff Brouhard, Assistant Public Works Director
Jamilah Way, First Assistant City Attorney
Thomas White, Planner II
Gretchen Pyle, Development Review Coordinator
Egima Edwards, Planning Technician
Bill Atkinson, Assist. City Manager

Others Present: Howard Hochman, Kurt Bernlohr, Aurelio Rodriguez, Talent Academy, Tanya Terry, Lisa Christon, Marie Escue; LJA Engineering, Laurie Chapa; LJA Engineering, Allan Soffar, Bing Guo, Fangming Zhu, Andrew D. Jones, Jacob Oomrn, Anthony Green, Janice Green, James Gao, Neil Burks, Penelope Hazelwood, Sheryl Orloff, Samuel Renaud, Mary Jo Wright, Sallye Thompson, Jeanette Quinby, Mike Huang; Cre8 Architects, Gloria Dima-Ala,

Karen Sanders, Karen Siriwa, Jeremiah Asomugha, Danny Reeve, Edward Trusclair, Zhorpei Wang, Kevin Pever, Laura Parks, Dong Chen, Angela Dowdy, Peng Chen

7. ZONING MAP AMENDMENTS

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

- (1) To receive comments for or against a request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

Planning Manager, Jennifer Gomez presented this item. Ms. Gomez informed that the site location is the original Tang City that was developed in the early to mid-1980s. The property owner purchased the property with the intent to locate a community center on the site, in the early 2000s. The current PD, Planned Development District #34, was created at that time for the purpose of using the previous building foundations that were built for Tang City but the community center was never built. Now, nineteen years later, the same property owner is preparing the site to locate office/warehouse and commercial/retail uses. The purpose of amending the regulations within the PD was due to the narrow allowance in terms of the permitted uses for the community center and the associated uses; the reuse of the old Tang City foundations, and paved areas.

Ms. Gomez informed that the staff report included a cleanup to PD #34 to bring it update to date with development codes; expand the uses to allow office/warehouse, retail/commercial uses; the community center use could be removed from the PD; adopt the current architectural standards; carry over the landscaping deviations. A traffic impact worksheet has been requested prior to the first City Council reading. Ms. Gomez informed that staff recommends a positive recommendation of the amendment to the PD.

Vice Chair Haney informed that the foundations probably were not engineered as they would be today.

Motion: To close the public hearing

Made By: Commissioner O'Malley
Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Norcom III, Commissioner Lucas

NAYES: None
ABSTENTIONS: None

The motion passed

- (2) Consideration of the approval of a final report to City Council on item 7B(1) above.

Motion: The Planning and Zoning Commission forwards a positive recommendation to Council.

Made By: Commissioner Haney
Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Norcom III, Commissioner Lucas

NAYES: None
ABSTENTIONS: None

The motion passed



**PLANNING AND ZONING COMMISSION
FINAL REPORT**

AGENDA DATE: August 5, 2019

AGENDA ITEM SUBJECT: Dream Court – Planned Development District Amendment

AGENDA ITEM NUMBER: 7a2 – Dream Court, Planned Development District #34 Amendment

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning Manager

APPROVAL: **Otis T. Spriggs, AICP**, Director, Development Services

Sonya Brown-Marshall, Planning and Zoning Commission Chair

A handwritten signature in black ink, appearing to read "Sonya", is written over a horizontal line.

Sonya Brown Marshall, Chair

PERMIT NUMBER: PD1900006

PROPERTY ID: 7900-00-000-0070-907 / 7900-00-000-0072-907

LOCATION: The subject site is located north of the Timber Falls Business Park, south of US 90A – South Main Street, east of the Second Mile Mission Center and west of S Cravens Road.

RECOMMENDED ACTION:

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Future Land Use and Character Map.

The Planning and Zoning Commission adopts this as its Final Report and forwards it to City Council with a **positive recommendation** for consideration and adoption thereof.

SUMMARY:

PD, Planned Development District No. 34 was approved in July 2000 to allow for the location of a community center to provide for a religious worship place, a private school, library and gardens.

The community center was proposed to be located in place of the former Tang City Plaza, a development constructed in the 1980s that provided shops and a restaurant for a few years in the area.

The community center, however, was never constructed and the previously existing Tang City Plaza buildings were eventually demolished leaving only slab foundations and pavement. The site has not been improved since the closing of the Tang City Plaza.

The property owner, Tang City Community Village LLC, has now submitted a request to amend the regulations of PD No. 34 to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.3)

A. Ownership documentation:

The applicant has submitted proof of unified control of the entire area within the proposed PD district.

B. Legal description of site:

The subject site can be described as being an approximate 9.4672 acre tract of land located in the B.B.B. & C. R. Survey, A-116, Fort Bend County, Texas, being part of Tract “D” and all of Tract “E” and Tract “G” of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County, Texas.

C. Site Plan:

A proposed site plan has been submitted which constitutes the required site plan.

D. Total acreage:

9.4672 acres

E. Minimum design standards:

The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site.

F. Development Schedule. The applicant has advised the development shall be completed within the required five-year timeframe pursuant to Section 8.2.D.

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Unimproved / PD, Planned Development District No. 34 (Ordinance O-00-34)

B. Surrounding Land Uses and Zoning Designations:

North: US 90A – South Main Street

South: Timber Falls Business Park / PD No. 83 (Ordinance O-12-12)

East: Unimproved / LC-3, retail district

West: Second Mile Mission Center / LC-3, retail district

C. Zoning History:

03-13-1956: Subject site part of the original Missouri City townsite.

01-19-1981: Subject site zoned LC-3, retail district (Ordinance O-81-01).

07-10-2000: Subject site zoned PD, Planned Development District #34 (Ordinance O-00-34).

Subsection 8.2.C. and 8.5 – Site plan and use regulations: As stated above, per Zoning Ordinance Section 8.2.C., site plan and 8.5, use regulations, the applicant is required to propose minimum development guidelines for the site.

A. Purpose. PD, Planned Development District No. 34 is a previously developed site that is now proposed to be redeveloped to allow for an office warehouse and commercial, retail uses. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.

B. Use regulations. In PD, Planned Development District No. 34, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged unless otherwise allowed pursuant to Ordinance O-00-34.

Ordinance O-00-34 permitted the following uses:

1. A Community Center, integrating a place of religious worship, a private school, a library, and gardens.

The community center was proposed to be located in place of the former Tang City Plaza, a development constructed in the 1980s that provided shops and a restaurant for a few years in the area.

The community center, however, was never constructed and the previously existing Tang City Plaza buildings were eventually demolished leaving only slab foundations and pavement. The site has not been improved since the closing of the Tang City Plaza.

The property owner, Tang City Community Village LLC, has now submitted a request to amend the regulations of PD No. 34 to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

Future land use and character map: The City's Future Land Use and Character map identifies the subject site as being an appropriate location for Commercial which is categorized under the Auto-Oriented Character.

Auto-Oriented Character is summarized as follows: "This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design..."

Comprehensive Plan: The proposed amendment is in conformance with the following goals from the 2017 Comprehensive Plan goals:

2. *More varied development to move beyond a "bedroom community" perception of Missouri City. Use development code provisions and direct recruitment to promote a balance of land use types as the community builds out in coming years.*
- 3.1.c. *Incorporate into the City's development regulations provisions allowing a relaxation of specified standards that may prevent or add difficulty to the redevelopment process, so long as certain precautions can be met. These provisions may apply community-wide or within specified boundaries. Variances may be considered as an acceptable option so as not to overburden areas with longstanding redevelopment needs.*

Staff recommended: Approve to amend the permitted uses to allow for office/warehouse and commercial, retail uses that are permitted under the LC-3, retail district.

Planning and Zoning Commission recommends: Approve as staff recommended.

- C. Use district regulations.** Except as provided herein, in PD, Planned Development District No. 34, the use district regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

The regulations contained within Ordinance O-00-34 pertaining to the prohibition of sound to the outside of the buildings; the requirement that the gross floor area be shown on the site plan; the air conditioning, mechanical and ventilation,

screening requirements and the construction activity regulations should be removed.

The City's code of ordinances provides regulations to restrict "loud, unnecessary or unusual noise" that might emanate from the subject site. The gross floor area of buildings will be required to be provided with construction plans as part of the City's permitting process. Section 7A of the City's zoning ordinance provides regulations to screen roof mounted, ground mounted and wall mounted equipment.

- D. Architectural standards.** Except as provided herein, in PD, Planned Development District No. 34, all buildings and structures shall meet the requirements of Section 7A, architectural design standards, Construction shall comply with all applicable chapters of the Missouri City Code.

Ordinance O-00-34 provided architectural standards to allow for the location of the previously proposed community center. Since this community center was never constructed and is no longer proposed, these standards should be removed and the general architectural standards for the LC-3, retail district should apply.

The applicant has submitted a color elevation of the proposed office warehouse buildings. The elevation depicts a design to include the front façade's as being fully bricked with the sides and rear of the building consisting of stucco. The buildings also consist of minimally sloped roofs that appear to be below the slope required of 4:12.

Staff recommended: Apply the minimum requirements of Section 7A.

Planning and Zoning Commission recommends: Approve as staff recommended.

- E. Trash disposal regulations.** In PD, Planned Development District No. 34, the trash disposal regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

PD No. 34 trash disposal and service area regulations should be updated to reflect the current trash disposal regulations.

- F. Outside placement, storage, sales, and services regulations.** In PD, Planned Development District No. 34, the outside placement, storage, sales and services for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

Ordinance O-00-34 prohibits outside display, storage, and sales. At the time that PD No. 34 was approved, the city's regulations on the outside placement, storage, sales and services had not been fully developed. The regulations permitted today for LC-3 district uses would allow opportunities for businesses located within this site to place, store or provide sales and services outside while

also providing for appropriate screening and limitations on the duration on such as appropriate.

PD No. 34 should be updated to reflect the current outside placement, storage, sales and service regulations for the LC-3 retail district.

G. Landscaping regulations. Except as provided herein, in PD, Planned Development District No. 34, the landscaping regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

The property owner, Tang City Community Village LLC, has now submitted a request to amend the regulations of PD No. 34 to prepare the property for the development of an office/warehouse business center with commercial and retail uses along the US 90A – South Main Street frontage. The property owner wishes to redevelop the site by utilizing the former Tang City Plaza building foot prints and pavement to accommodate the development.

Ordinance O-00-34 provided modified landscaping regulations to allow for the site to be redeveloped using the old Tang City remaining components.

Ordinance O-00-34 provided the following:

1. **Transitional buffer yards.** The existing buffer yard widths along US90-A, Dream Court (formerly Tang City Drive); Pheasant Valley (formerly Lo-Yang Drive) and Paloma Bend (formerly Chang-An Drive) shall be permitted with no increase to width as required by Section 11, of the Zoning Ordinance. However, each of the above mentioned buffer yards shall be planted with Type B screening as required by Section 11.
2. **Trees.** Live oak trees, spaced thirty (30) feet or less on center, shall be planted along all perimeters of PD Planned Development District No. 34, and in all locations where a canopy tree is required to be installed. Additionally, no less than one (1) live oak tree shall be planted in each required off-street planting island. At the time of planting, all required live oak trees in the development shall be a minimum of eight (8) feet in height, with a minimum three (3) inch caliper trunk, and a minimum three (3) foot canopy spread.
3. **Driveway Landscaping.** All driveways and any driveway medians shall be landscaped with a mixture of shrubs and perennial and annual flowering plants.

Staff recommended: Maintain the allowance for the reduced buffer yard widths to what is existing on the subject site however remove the requirements for live oak trees. Provide for the landscaping standards permitted by Section 11 for the provision of Type B landscaping where applicable. Additionally, the requirements for the perimeter of off-street parking areas (Section 11.5) should be applied only within the transitional buffer yard areas, along all streets and not interior to the development. The requirements for islands and diamonds should be satisfied by the landscaping areas shown on the submitted site plan.

Planning and Zoning Commission recommends: Approve as staff recommended.

- H. Fence regulations.** In PD, Planned Development District No. 34, the fence regulations for Section 7.12, LC-3, retail district, of the City of Missouri City Zoning Ordinance should apply.

Ordinance O-00-34 provided that “any fencing installed...shall consist of either a masonry wall of the same primary exterior material as approved for the buildings, wrought iron, or a combination of masonry wall and wrought iron.”

PD No. 34 should be updated to reflect the current fence regulations for the LC-3 retail district.

- I. Platting.** As provided within the legal description above, the subject site has been platted as part of the Tang City Plaza subdivision. However, a portion of Tract D, as described was further subdivided and sold to a separate entity. This tract is required to be replatted prior to the issuance of building permits in accordance with Chapter 82, subdivision ordinance of the City of Missouri City Code of Ordinances.

- J. Sidewalk.** All sidewalks shall comply with the applicable provisions of the City of Missouri City Code of Ordinances including Chapter 82, subdivision ordinance and the City of Missouri City Public Infrastructure Design Manual.

Ordinance O-00-34 requires that “a minimum six (6) foot wide sidewalk along US 90-A and a minimum four (4) foot wide sidewalk along US90-A, Dream Court (formerly Tang City Drive); Pheasant Valley (formerly Lo-Yang Drive) and Paloma Bend (formerly Chang-An Drive) shall be constructed within or adjacent to the transitional buffer yard.”

PD No. 34 should be updated to reflect the current sidewalk requirements, a minimum 5 foot sidewalk along all streets.

- K. Ingress and egress.** All driveways and off-street parking areas, including locations, should comply with the City of Missouri City Public Infrastructure Design Manual.

Ordinance O-00-34 required that ingress and egress shall be as shown on the site plan that is attached as an exhibit.

PD No. 34 should be updated to reflect that all driveways shall be located and designed in accordance with the City of Missouri City Public Infrastructure Design Manual.

A Traffic Impact Worksheet was requested to be provided prior to the 1st scheduled City Council meeting. This worksheet will determine if a Traffic Impact Analysis (TIA) is required. If required, a TIA must be submitted for review with construction plans or a replat application, whichever occurs first.

The applicant is advised that if any truck traffic is expected then turning templates should be provided to verify driveway radii.

L. Utilities. All utilities shall comply with the City of Missouri City Public Infrastructure Design Manual.

- a. **Water and Sewer Service.** The subject tract is served by Fort Bend County WC&ID No. 2.
- b. **Drainage.** The subject tract is within the Willow Waterhole/Cangelosi/Blueridge watershed.

The applicant should note that a drainage analysis will be required to be submitted for approval prior to the approval of any site plans. Such analysis should indicate the outfall and detention capacity.

Additionally, a grading permit is required prior to altering any existing and natural grades.

-----**END OF REPORT**-----



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
 1522 Texas Parkway
 Missouri City, Texas 77489
 281-403-8600 (Office) ■ 281-208-5551 (Fax)
 www.missouricitytx.gov

APPLICATION FOR:

- Check One:
 SPECIFIC USE PERMIT
 SPECIFIC USE PERMIT AMENDMENT
 PLANNED DEVELOPMENT DISTRICT
 PLANNED DEVELOPMENT DISTRICT AMENDMENT

**SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
 FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL**

| | | | |
|---|---|--|---------------------------------------|
| 1. Project Name: | Dream Court | | |
| 2. Address/Location of Property: | Hwy 90A @ Dream Court | | |
| 3. Applicant's Name: | Morgan Myers | | |
| Mailing Address: | PO Box 668 Mont Belvieu, TX 77580 | | |
| Phone No.: | (281) 385-1200 | | |
| Email: | MMyers@careng.net | | |
| 4. Status of Applicant: | Owner | <input checked="" type="radio"/> Agent | Attorney Trustee Corporation Relative |
| (If other than Owner, submit written authorization from Owner with application.) | | | |
| 5. Property Owner: | Tang City Community Village LLC - Hakeem Olatunwo | | |
| Mailing Address: | 6430 Hillcroft St, Houston, TX 77081 | | |
| Phone No.: | () - | | |
| Email: | | | |
| 6. Existing Zoning District: | PD # 34 | | |
| 7. Total Acreage: | 9.467 | | |
| 8. Proposed Development and Reasons for Application: | Office/warehouse, Retail - Amend PD | | |
| 9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): | Tang City Plaza, | | |
| 10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts): | 7900-00-000-0072-907 | | |
| 11. Do deed restrictions or restrictive covenants exist for the property? (Circle One): | YES | <input checked="" type="radio"/> NO | |
| (If yes, submit with application.) | | | |
| 12. Does this application include an Architectural Design Review: (Circle One): | <input checked="" type="radio"/> YES | NO | |
| (If yes, see page 8, Exhibit C for materials required to be submitted.) | | | |
| FILING FEE: | | \$1,200.00 | |

Hand deliver completed application form with the filing fee and required information to:

Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

Morgan Myers
 Print Name of Applicant

Hakeem Olatunwo
 Print Name of Property Owner

[Signature]
 Signature of Applicant

[Signature]
 Signature of Property Owner, Agent or Attorney

Carnes Engineering, Inc.

12605 IH 10 East, Baytown, TX 77523 Physical
P.O. Box 668, Mont Belvieu, TX 77580 Correspondence
Voice (281) 385-1200 Fax (281) 385-0920
info@careng.net www.carnesengineering.com



May 17, 2019

Tang City Community Village, LLC

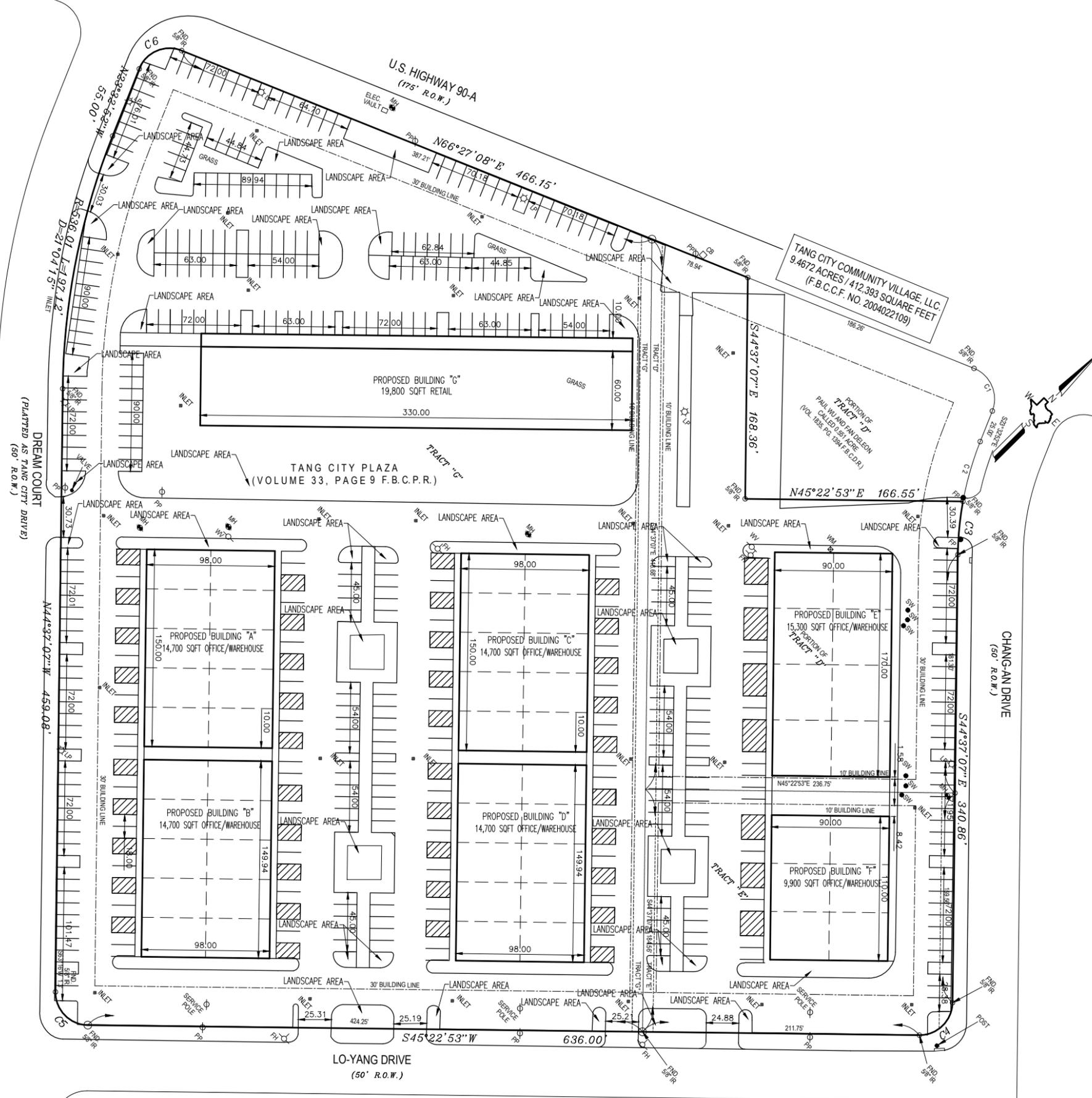
Re: Agent Designation Letter.

I, Hakeem Olajuwon (Owner) of Tang City Community Village, LLC authorize **Morgan Myers** of **Carnes Engineering, INC.**, to act as my (AGENT) to prepare and submit for approval to City of Missouri City the required Documents for the Planned Development District Amendment.

HAKEEM OLAJUWON
Print Name


Signature

5-17-2019
Date



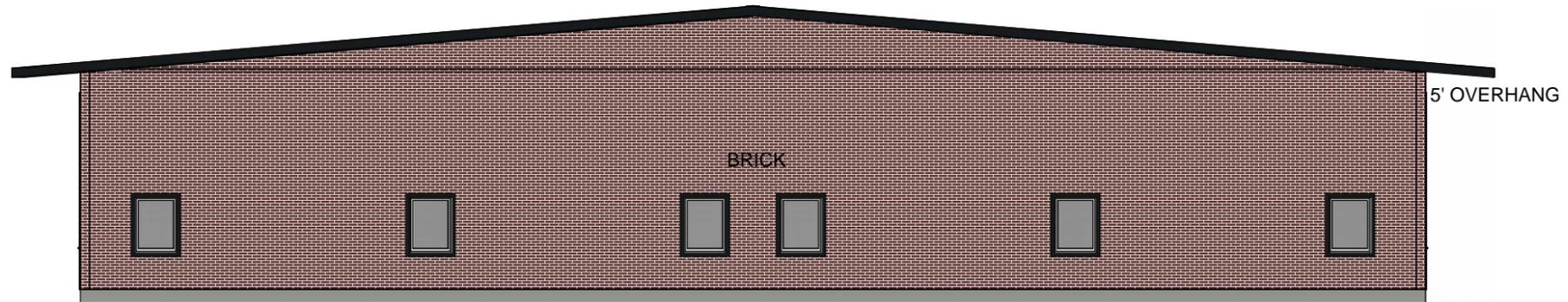
NOTE:
ALL CONCRETE AND PARKING IS EXISTING.

SITE PLAN
SCALE: 1"=40'

DISCOVERY OF ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF CARNES ENGINEERING INC. PRIOR TO ANY CONSTRUCTION WORK OR PURCHASES. ALL DIMENSIONS AND CLEARANCES TO BE VERIFIED BY OWNER/CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION. CARNES ENGINEERING INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION ISSUES WHICH MAY ARISE DURING OR AFTER THE CONSTRUCTION OF THIS BUILDING. THERE ARE NO GUARANTEES OR WARRANTIES SPECIFIC OR IMPLIED ASSOCIATED WITH THESE DESIGN DOCUMENTS.

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| | <p>DESIGN ENGINEERING INSPECTIONS</p> | | <p>SITE PLAN</p> | |
| | <p>INFO@CARENG.NET WWW.CARENGENGINEERING.COM</p> | | <p>SCALE AS NOTED DATE 05/07/2019</p> | |
| <p>REV. DATE BY DESCRIPTION</p> | | <p>DESIGNED MM SCALE AS NOTED SHEET NO. DRAWN MM DATE 05/07/2019 C-1 CHECKED FILE</p> | | |
| <p>FIRM No. F-003737 ENGINEER: D. SPENCER CARNES, P.E.</p> | | | | |

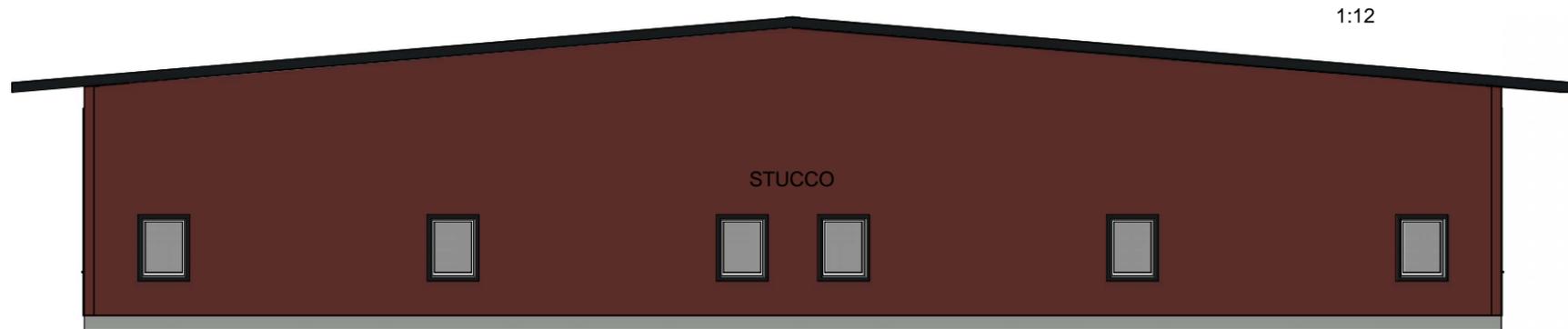
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FRONT ELEVATION
SCALE: 3/16" = 1'



LEFT/RIGHT ELEVATION
SCALE: 3/16" = 1'



REAR ELEVATION
SCALE: 3/16" = 1'

| <p>FOR REVIEW NOT FOR CONSTRUCTION</p> | <p>CARNES ENGINEERING, INC.</p>  <p>12605 LH 10 EAST BAYTOWN, TEXAS 77520 (281) 385-1200 FAX (281) 385-0920</p> <p>DESIGN ENGINEERING INSPECTIONS</p> <p>INFO@CARENG.NET WWW.CARNESENGINEERING.COM</p> | | <p>WAREHOUSE/OFFICE HWY 90 MISSOURI CITY, TEXAS FORT BEND COUNTY</p> | | | | | | | | | | | | | | | | |
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| | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | REV | DATE | BY | DESCRIPTION | | | | | | | | | | | | | <p>ELEVATIONS</p> |
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| <p>FIRM No. F-003737</p> <p>ENGINEER: D. SPENCER CARNES, P.E.</p> | | <p>DESIGNED: _____</p> <p>DRAWN: MM DATE: 03/05/2019</p> <p>CHECKED: _____</p> <p>FILE: _____</p> | | <p>SCALE: AS NOTED</p> <p>SHEET NO. A-1</p> | | | | | | | | | | | | | | | |

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Tang City Plaza

Tang City Plaza does not look like much these days: a wide tract of land stretching nine and a half acres overgrown with weeds and leveled off buildings. ()

By **Meredith Mohr** ✉ | 12:00 am Nov. 4, 2013 CDT



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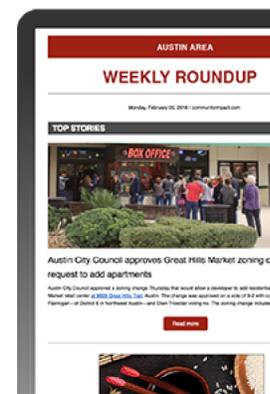
Photo Courtesy "Fort Bend County: A Pictorial History"

The undeveloped Tang City Plaza in Missouri City operated as a boat racing course in the early 1930s.

Tang City Plaza does not look like much these days: a wide tract of land stretching nine and a half acres overgrown with weeds and leveled off buildings. However, this particular patch of soil and pavement has a history.

The property, which is at 1000 Hwy. 90, looked a lot different in the early 1930s. In 1932, a boat racing course was constructed by Missouri City townsman Roland Mason, featuring a 500-person grandstand and an artesian well—a kind of pressurized natural water system—that filled the course.

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Texas Gov.
signs bill to
Sam Houst
University'
Osteopath



According to “Fort Bend County, Texas: A Pictorial History” by Sharon Wallingford, Mason’s boat racing course was successful in the bustling oil town of Missouri City until the Freeport Hurricane of 1932 destroyed the course. In the following years, Mason built a two-story clubhouse on the property and held horse racing at the old track.

In 1985, the property became home to a 120,000-square-foot shopping center, featuring Asian shops and markets, but it closed after a few years of operation, Missouri City Mayor Allen Owen said.

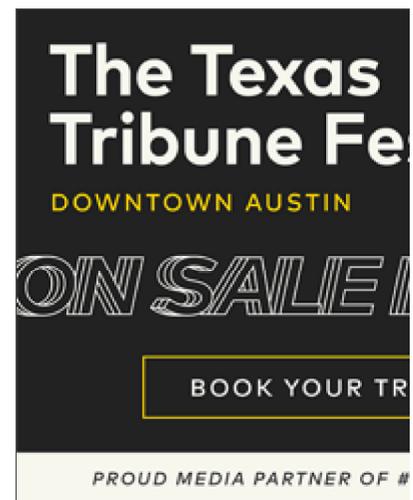
“It was to be the new China Town,” he said. “[Tang City Plaza] had some beautiful Chinese shops and a great restaurant, but that was prior to Beltway 8 being built and was just ahead of its time. It just never made it and eventually was vacated, and the place went downhill in a hurry.”

About 15 years later, the property was purchased by former Houston Rocket Hakeem Olajuwon in November 2000. He presented an elaborate proposal in June 2000 to build a mosque along with a private school, library, landscaped gardens and a 35-foot-high dome, keeping with traditional Islamic architecture, Olajuwon’s contractor, Thomas Cloninger said. His plan was met with unanimous approval from the Missouri City City Council and with much community support, according to City Council records.

How railro
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Houston a
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gives final
address

New Katy-
approved l
Council



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Plans for the mosque never made it off the ground. In an article published by the Houston Chronicle in 2004, Missouri City's former code enforcement division supervisor Mike Fogarty said that when he last met with Olajuwon, the basketball star had said that he was not going to pursue developing the Missouri City Islamic complex after completing the Hakeem Islamic Da'wah Center in downtown Houston in November 2002.

RELATED

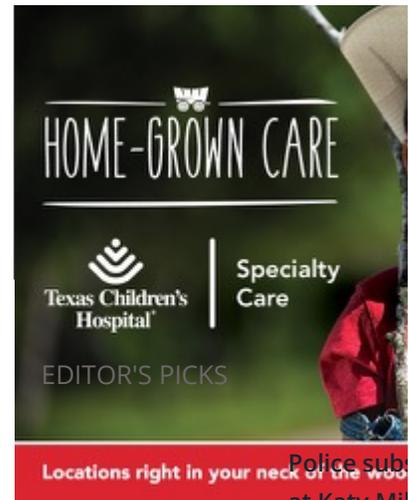
Missouri City Planning and Zoning Commission rezones retail site for gas station

A Missouri City retail development slated to include a convenience store and gas station is one step closer to fruition.... >

Fogarty said that Olajuwon told him he felt the success of the Hakeem Islamic Da'wah Center downtown would potentially detract from the center he planned to build in Missouri City, so he scrapped the plans to build.

Later, the existing structures were leveled to satisfy city building code violations, including broken windows, high weeds, debris and graffiti.

As of 2011, the property was still owned by Tang City Community Village and managed by Olajuwon, according to records provided by the Missouri City Economic Development Division. The property was valued at \$870,000 in 2004, according to the Fort Bend County Appraisal District.

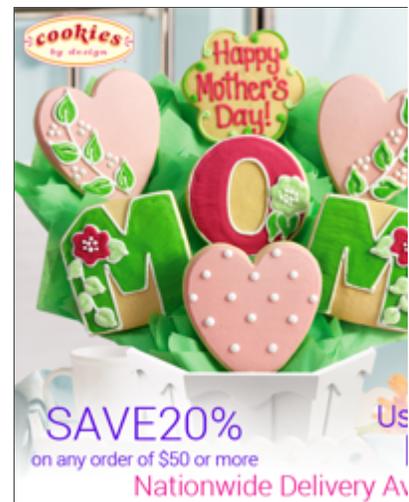


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GALLERY: I
Bend Cour
event



In 2012, the Missouri City City Council approved a request by Chad Millis of Bomar Properties to re-zone about five acres for development of a mixed use complex. Millis said he was committed to “changing the image” of the area within the Tang City Plaza subdivision.

THE LATEST EDITION

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COMMENT

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Innovation, rising health care costs, mental health and preparing for the next disaster were hot topics at the Fort Bend... >

Legend
Dream Court - PD Amendment



FedEx

Best Buy

Park 8Ninety

Subject Property

Timber Falls
Business Park

Pine Meadow

Second Mile
Mission Center

0 200 400 800 Feet

1 inch = 400 feet



City of Missouri City

NOTICE OF PUBLIC HEARING

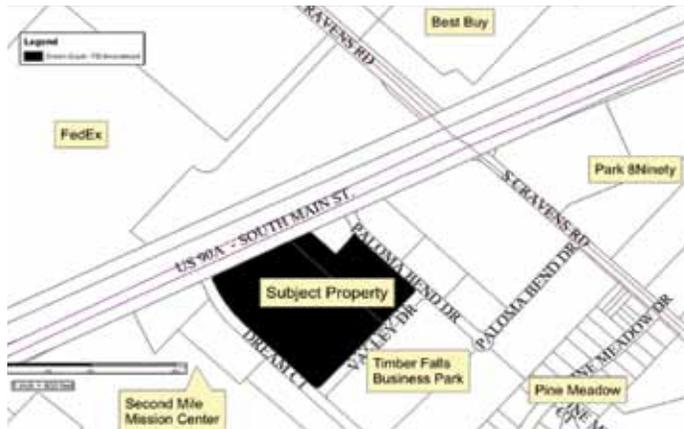
LOCATION/DATE: The City Council of the City of Missouri City will hold a public hearing on Monday, August 5, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of the Timber Falls Business Park, south of US 90A – South Main Street, east of the Second Mile Mission Center and west of S Cravens Road.

SITE LEGAL DESCRIPTION: The subject site can be described as being an approximate 9.4672 acre tract of land located in the B.B.B. & C. R. Survey, A-116, Fort Bend County, Texas, being part of Tract “D” and all of Tract “E” and Tract “G” of Tang City Plaza, a map or plat of which is recorded under Volume 33, Page 9 of the Map Records of Fort Bend County, Texas.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.





DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE OF RESCHEDULED PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING**

DATE OF NOTICE: June 28, 2019

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, July 10, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.



DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 28, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, July 10, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Morgan Myers on behalf of the Tang City Community Village LLC, to amend the regulations and restrictions of PD, Planned Development District No. 34 pertaining to ordinance O-00-34 to allow for the development of office and warehouse and retail uses, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

Dear City Representatives:

____ I/We protest this proposed rezoning because

____ I/We support this proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX 281-403-8962

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name

Signature

Mailing labels for adjoining property owners

| | | |
|-------------------------------------|---------------------------------|--|
| SF & SA RR | State of Texas | Abraham Thomas & Sarah |
| Address not provided | PO Box 1386 | 14 Haven Shore LN |
| N/A, N/A N/A | Houston, TX 77251-1386 | Sugar Land, TX 77479-3747 |
| Saleh Family Trust dated 03/12/2014 | Sakhawat & Rabia Khatun Hossain | 931 Timber Falls Office Properties LLC |
| 10422 W Gulf Bank RD | Revocable Living Trust | 931 Pheasant Valley DR # 200 |
| Houston, TX 77040-3128 | 4115 Starboard Shores DR | Missouri City, TX 77489-1317 |
| | Missouri City, TX 77459-1722 | |
| Tang City Community Village LLC | Wu Paul & Delon Fan | Patel Bharat N & Jayanti N |
| 6420 HILLCROFT ST STE 218 | 1307 Meadowlark LN | 7715 Buffalo Speedway |
| HOUSTON, TX 77081-3103 | Sugar Land, TX 77478-3426 | Houston, TX 77025-1916 |
| MAX CLEAVER | No HOA's | |
| FBISD | | |
| 16431 LEXINGTON BLVD | | |
| SUGAR LAND TX 77479 | | |

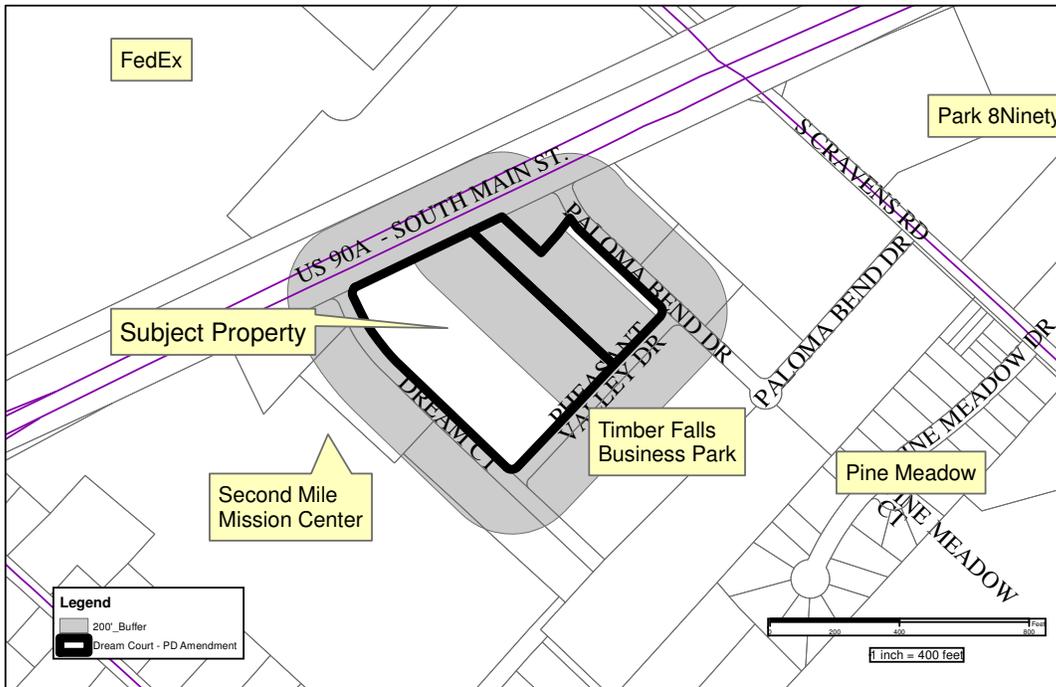
City of Missouri City, Texas
Development Services Department – Planning Division
Rezoning Application Protest Letters Analysis

Application: Dream Court - PD 34 Amendment
City Council First Reading: August 5, 2019

Protest Letters Received

| Name | Property Address OR Fort Bend County Account Number | Land Area (Square Feet) Within 200 Feet |
|---|--|--|
| N/A | | - |
| Total Area Represented by Protest(s): | | - |
| Total Land Area <i>Including</i> Subject Site: | | 1,286,023.32 |
| Subject Site <i>Only</i> Land Area: | | 412,382.52 |
| Total Land Area <i>Only Within 200 Feet</i> of Subject Site: | | 873,640.80 |
| Protest(s) Percentage of Land Area Within 200 Feet: | | 0% |

Note: A total of 0 letters of support and 0 letters of protest has been received for the application request as of July 30, 2019.





**CITY COUNCIL
AGENDA ITEM COVER MEMO**

August 5, 2019

To: Mayor and City Council
Agenda Item: 7(a)2 – PD, Planned Development District #66 Amendment
Submitted by: Jennifer Thomas Gomez, AICP, Planning Manager

SYNOPSIS

This is the first of two readings of an ordinance to amend PD, Planned Development District No. 66 to allow for an integrated business development to include an existing child care center, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

The existing child care center is located at 4835 Highway 6. PD No. 66 is located north of Colonial Lakes Drive and Highway 6, south of a Kids R Kids Learning Academy, east of Star Cinema Grill, and west of a Holiday Inn. PD No. 66 includes a Spring Creek Barbeque, a Hampton Inn and Suites, American First National Bank and a Primeway Federal Credit Union.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Have quality development through buildout

BACKGROUND

PD, Planned Development District No. 66 was approved in 2007 to allow for a unified development to consist of uses permitted within the LC-3, retail district and a senior, independent living facility.

To date, several commercial and retail uses have been located within the PD including but not limited to a restaurant, banks, a hotel and a child care center.

Talent Academy, an existing child care center located within PD No. 66, has submitted a site plan and conceptual building elevations to depict a proposed expansion to their site and incorporate additional uses including a swimming school and a restaurant that does not serve alcoholic beverages. This PD amendment is being requested because this proposed expansion would create an integrated business development. The city's zoning ordinance prohibits child care centers from being located in a shopping center or an integrated business development.

Staff recommend approval. The Planning and Zoning Commission forwards a positive recommendation which includes a recommendation to create a shrub buffer between the child care center site and the shopping center to the west after comments made during the public hearing.

BUDGET ANALYSIS

| Funding Source | Account Number | Project Code/Name | FY__ Funds Budgeted | FY__ Funds | Amount Requested |
|----------------|----------------|-------------------|---------------------|------------|------------------|
|----------------|----------------|-------------------|---------------------|------------|------------------|

| | | | | | |
|--|--|--|--|-----------|--|
| | | | | Available | |
|--|--|--|--|-----------|--|

N/A

Purchasing Review: N/A

Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance
2. Ordinance O-10-15
3. Draft Planning and Zoning Commission meeting minutes (*July 10, 2019*)
4. Planning and Zoning Commission final report
5. Application
6. Letter of owner authorization
7. Talent Academy Phase II southwest view (Building elevations)
8. Talent Academy overall conceptual site plan
9. Talent Academy overall conceptual site plan enlarged
10. Talent Academy floor plan
11. Ortho map
12. Notice of public hearing
13. Notice of public hearing to adjoining property owners
14. Mailing labels for adjoining property owners
15. Rezoning application protest letters analysis
16. Protest letter: Nguyen
17. Support letter: Chang

STAFF'S RECOMMENDATION

Staff recommends approval of the ordinance on the first reading.

Director Approval: Otis T. Spriggs, AICP, Development Services Director

**Assistant City Manager/
City Manager Approval:** Bill Atkinson, Assistant City Manager

ORDINANCE NO. O-19-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING REGULATIONS IN PD PLANNED DEVELOPMENT DISTRICT NO. 66, CONSISTING OF A 24.701-ACRE TRACT OF LAND; DESCRIBING SAID 24.701-ACRE TRACT OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, PD Planned Development District No. 66 (“PD No. 66”) consists of a 24.701-acre tract of land within the corporate limits of the City of Missouri City, Texas (the “Property”), owned by Sweetwater Properties and other various and entities and individual; and

WHEREAS, the Property presently has a zoning classification of PD Planned Development District No. 66 pursuant to Ordinance No. O-07-40 adopted on July 16, 2007, and later repealed, Ordinance No. O-09-01 adopted on January 5, 2009, and later repealed, and Ordinance No. O-10-15 adopted on April 19, 2010; and

WHEREAS, Sweetwater Properties, LLC, owner, by Xiaochun Li, president of Sweetwater Properties, LLC, has made application to the City of Missouri City to make amendments to PD No. 66, as authorized by the City of Missouri City Zoning Ordinance; and

WHEREAS, pursuant to Section 8.3 of the City of Missouri City Zoning Ordinance, said application was submitted to the City of Missouri City with proof of notice to all of the other property owners within the PD No. 66; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such requested amendments to PD No. 66; and

WHEREAS, the Planning and Zoning Commission has issued its final report and the City Council now deems it appropriate to grant such requested amendments to PD No. 66; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities, contribute to, enhance, or promote the welfare of the area of request and adjacent properties, not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request to amend PD No. 66 and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. Presently said 24.701-acre tract of land has a zoning classification of PD Planned Development District No. 66. The property is more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes (the "Property"), and is depicted in Exhibit "A-1" for reference purposes only. In the event Exhibit "A-1" conflicts with Exhibit "A," Exhibit "A" shall prevail.

Section 4. PD No. 66 shall be developed generally in accordance with the site plan and development schedule and elevations, Exhibit "B," attached hereto and made a part hereof, and is subject to the following regulations and restrictions:

- A. Purpose.** PD Planned Development District No. 66 presently comprise of Spring Creek Barbeque restaurant, First American National Bank, and undeveloped tracts. Improvements to the site will be designed to complement the overall urban design and nature of the surrounding area.
- B. Use regulations.** In PD Planned Development District No. 66, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided by this Ordinance. The following uses shall be permitted:
 - 1. LC-3, Retail District.
 - 2. Senior, independent living facility, not to exceed 222 residential units, restricted to residents of at least fifty-five (55) years of age.
- C. Height and area regulations.** Except as set forth herein, the height and area regulations for PD No. 66 shall be as follows:

1. LC-3 – Retail District uses. The height and area regulations for LC-3, Retail District, contained in Section 7.12 of the City of Missouri City Zoning Ordinance shall apply to LC-3 uses.
2. Senior, independent living facility. Except as set forth herein, the height and area regulations for F-2, Multifamily Residential District, contained in Section 7.9 of the City of Missouri City Zoning Ordinance shall apply to senior, independent living facility uses.
 - a. A maximum density of twenty-eight (28) units per gross platted acre shall be allowed.

D. Architecture, building regulations. Except as set forth herein, all buildings and structures constructed shall comply with the building codes of the City of Missouri City. All buildings and structures within the planned development shall meet the requirements of Section 7A, Architectural Design Standards, City of Missouri City Zoning Ordinance, for nonresidential, condominiums and multifamily developments, as applicable. Any use of temporary buildings, other than for construction trailers during construction, is prohibited.

1. The use of shingles, as shown in Exhibit “B” may be used as roofing material for the senior, independent living facility.
2. The construction maintenance of a 6 foot-6 inch brick screen wall along the eastern and southern perimeters of the senior, independent living facility and of an 8-foot brick screen wall along the northern perimeter of said facility will satisfy the requirements of Subsection 7A.2.D1 of the City of Missouri City Zoning Ordinance.
3. Garages are not required.
4. A minimum of twenty-seven percent (27%) of the total parking provided for the senior, independent living facility shall be carports as shown in Exhibit “B.”
5. Flat roof structures may be allowed for carports.
6. A 4 inch by 12 inch by 16 foot cedar beam may be installed on the front of the Spring Creek Barbeque restaurant building as shown in Exhibit “C.”
7. Two (2) dark gray visible smoke stacks may be installed on top of the roof along the eastern side of the Spring Creek Barbeque restaurant building as shown in Exhibit “C.”

- E. Sound.** Sound emanating from uses located within the PD shall comply with the City of Missouri City Code of Ordinances. Additionally, the amplification of sound to the outside of buildings is prohibited.
- F. Landscaping, screening and buffering.** Except as set forth herein, the requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.
1. Two (2) landscape islands along the southwest portion of the Spring Creek Barbeque restaurant development as shown in Exhibit "C" shall be a minimum of 7 feet and 6 feet in width.
- G. Utilities.** The provision and construction of utilities shall comply with the City of Missouri City Infrastructure Code. First Colony Municipal Utility District Number 9 is the supplier of water and wastewater services to PD District No. 66.
- H. Ingress and egress.** All driveways and off-street parking areas shall comply with the City of Missouri City Infrastructure Code.
- I. Parking regulations.** Except as set forth herein, the requirements of Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply.
1. For any office-condominium building, sufficient parking to comply with Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall be provided, but in no event shall the parking exceed 5 parking spaces per 1,000 gross square feet of office-condominium space.
 2. A maximum of eighty-seven (87) parking spaces may be allowed for the Spring Creek Barbeque restaurant development as shown in Exhibit "C."
- J. Signage.** The signage regulations for PD No. 66 shall be as follows:
1. LC-3 – Retail District uses. The sign regulations for LC-3, Retail District, contained in Section 13 of the City of Missouri City Zoning Ordinance shall apply to LC-3 uses.
 2. Institution for mentally impaired persons uses. The sign regulations for LC-3, Retail District, contained in Section 13 of the City of Missouri City Zoning Ordinance shall apply to institution for mentally impaired persons uses.
- K. Fence regulations.** The fence regulations for PD No. 66 shall be as follows:
1. LC-3 – Retail District uses. The fence regulations for LC-3, Retail District, contained in Section 14 of the City of Missouri City Zoning Ordinance shall apply to LC-3 uses.

2. Senior, independent living facility. The fence regulations for MF-2, Multifamily Residential, contained in Section 14 of the City of Missouri City Zoning Ordinance shall apply to the senior, independent living facility.
- L. Sidewalks.** Sidewalks shall meet the requirements of the City of Missouri City Infrastructure Code.
- M. Trash disposal areas.** Trash disposal areas shall meet the requirements of Section 9.14 of the City of Missouri City Zoning Ordinance. Trash disposal areas shall be screened by masonry enclosures, a minimum of eight (8) feet in height.
- N. Lighting.** Lighting shall comply with Section 7.12 of the City of Missouri City Zoning Ordinance.
- O. Outdoor sales, display, and storage.** Outdoor sales, display and storage shall be prohibited.
- P. Parkland.** The development of the senior, independent living facility shall comply with the requirements of Section 82-174 of the City of Missouri City Subdivision Ordinance in regards to the dedication of land for neighborhood parks and the reservation of land for public purposes. A parkland proposal must be approved by the City Council prior to the issuance of building permits for the senior, independent living facility.
- Q. Development schedule.** PD Planned Development District, this development site plan and schedule shall expire on the fifth anniversary of the date the first planned development application was filed if no progress has been made towards completion of this project. Property owners shall submit a new site plan and schedule to the planning commission for revisions or at the expiration of the site plan and development schedule, in compliance with the procedures established by the City Code of Missouri City, as amended.
- R. Talent Academy-Phase II.** The Talent Academy, located at the 0089 WM STAFFORD, ACRES 2.825, Reserve "B" (Commercial), Block 1, Colonial Lakes Village Phase II Replat No. Three (The Talent Academy Property), of PD No. 66, shall be developed generally in accordance with the site plan and development schedule, Exhibit "D," attached hereto and made a part hereof, and is subject to the following additional regulations and restrictions:
1. The Talent Academy Property may be used as a child-care center and accessory uses to that use.
 2. The property owner of the Talent Academy Property shall plant and maintain a 30-inch high row of shrubbery to screen between the Talent Academy Property northern property line.

3. This development site plan and schedule shall expire on the fifth anniversary of the date the Talent Academy Property amendment to the planned development application was first filed if no progress has been made towards completion of this project. Property owners shall submit a new site plan and schedule to the planning commission for revisions or at the expiration of the site plan and development schedule, in compliance with the procedures established by the City Code of Missouri City, as amended.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of the Property, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning classification of the Property and the imposition of the findings, regulations, restrictions and conditions applicable to PD No. 66 contained herein.

Section 7. *Comprehensive plan deviation.* To the extent this Ordinance represents any deviation from the Future Land Use and Character map of the City of Missouri City Comprehensive Plan, such map is hereby amended to conform with this Ordinance.

Section 8. *Repeal.* Ordinance No. O-10-15 adopted on April 19, 2010, and any ordinance or parts of ordinances in conflict herewith shall be and are hereby repealed only to the extent of such conflict.

Section 9. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 10. *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 5th day of August, 2019.

PASSED, APPROVED and ADOPTED on second and final reading this 19th day of August, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

Jamilah Way, First Assistant City
Attorney, for E. Joyce Iyamu, City
Attorney



24.701 ACRES
1,075,960 SQUARE FEET
WILLIAM STAFFORD LEAGUE
ABSTRACT 89
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 24.701 acre (1,075,960 square feet) tract of land located in the William Stafford League, Abstract Number 89, City of Missouri City, Fort Bend County, Texas, said 24.701 acre tract of land being described in deed to Diamond Plaza Development, L.P., recorded under Fort Bend County Clerk's File No. 2006055281, said 24.701 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas State Plane Coordinate System, South Central Zone, NAD 1983, based on the Cornerstone Co-op CORS ARP, COR ID CMS1, N.G.S. PID DE8140, theta angle = +01°44'10.5".)

BEGINNING at a 5/8-inch iron rod with cap found at the most westerly southwest corner of said 24.701 acre tract, being on the northeasterly right-of-way line of State Highway 6 (based on a width of 180 feet), and being the westerly corner of a called 1.377 acre tract described in deed to Colonial Lakes Project, Ltd. recorded under Fort Bend County Clerk's File No. 2006122261;

THENCE, North 53°25'50" West, along said northeasterly right-of-way line of State Highway 6, a distance of 973.77 feet, to a 5/8-inch iron rod with cap found at the most southerly corner of a called 1.056 acre tract described in deed to First Berke Portfolio, L.P. recorded under Fort Bend County Clerk's File No. 1999008290 and marking the most westerly corner of the herein described tract;

THENCE, North 36°34'10" East, departing said northeasterly right-of-way line of State Highway 6 and along the northwesterly line of said 24.701 acre tract, the southeasterly line of said called 1.056 acre tract and the southeasterly line of a called 2.509 acre tract described in deed to EGYinvest Outparcel Owner, Ltd. recorded under Fort Bend County Clerk's File No. 2006047927, distance of 796.80 feet, to a 5/8-inch iron rod found and marking the most northerly corner of the herein described tract, the most easterly corner of said called 2.509 acre tract and an exterior corner of a called 6.000 acre tract described in deed to Cartwright Road Meadows, L.L.C. recorded under Fort Bend County Clerk's File No. 2005141557;

THENCE, South 80°02'00" East, along the northerly line of said 24.701 acre tract, the southerly line of said 6.000 acre tract and the southerly line of a called 2.323 acre tract described in deed to Deldar, L.L.C. recorded under Fort Bend County Clerk's File No. 1999103359, a distance of 863.06 feet, to a "P-K" nail found and marking the easterly corner of the herein described tract, the southerly corner of said called 2.323 acre tract and being on the westerly right-of-way line of Colonial Lakes Drive (based on a width of 100 feet) recorded under Slide No. 1358B of the Fort Bend County Map Records;



THENCE, South $01^{\circ}34'24''$ West, along said westerly right-of-way line of Colonial Lakes Drive, a distance of 412.70 feet, to the point of curvature of a curve to the right and an exterior corner of the herein described tract, from which a 5/8-inch iron rod bears North $76^{\circ}58'59''$ West, a distance of 0.15 feet;

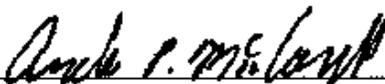
THENCE, in a southwesterly direction, along a curve to the right and said westerly right-of-way line of Colonial Lakes Drive, having a radius of 1,150.00 feet, a central angle of $31^{\circ}49'32''$ (chord bears, South $17^{\circ}29'18''$ West, 630.60 feet) and an arc distance of 638.78 feet, to the east corner of aforesaid called 1.377 acre tract and marking the most easterly southeast corner of the herein described tract, from which a 5/8-inch iron rod found bears North $44^{\circ}01'05''$ West, a distance of 0.23 feet;

THENCE, North $56^{\circ}36'04''$ West, along the common line of aforesaid 24.701 acre tract and said called 1.377 acre tract, a distance of 40.01 feet, to an angle point and marking an interior corner of the herein described tract, from which a 5/8-inch iron rod bears North $62^{\circ}56'18''$ West, a distance of 0.26 feet;

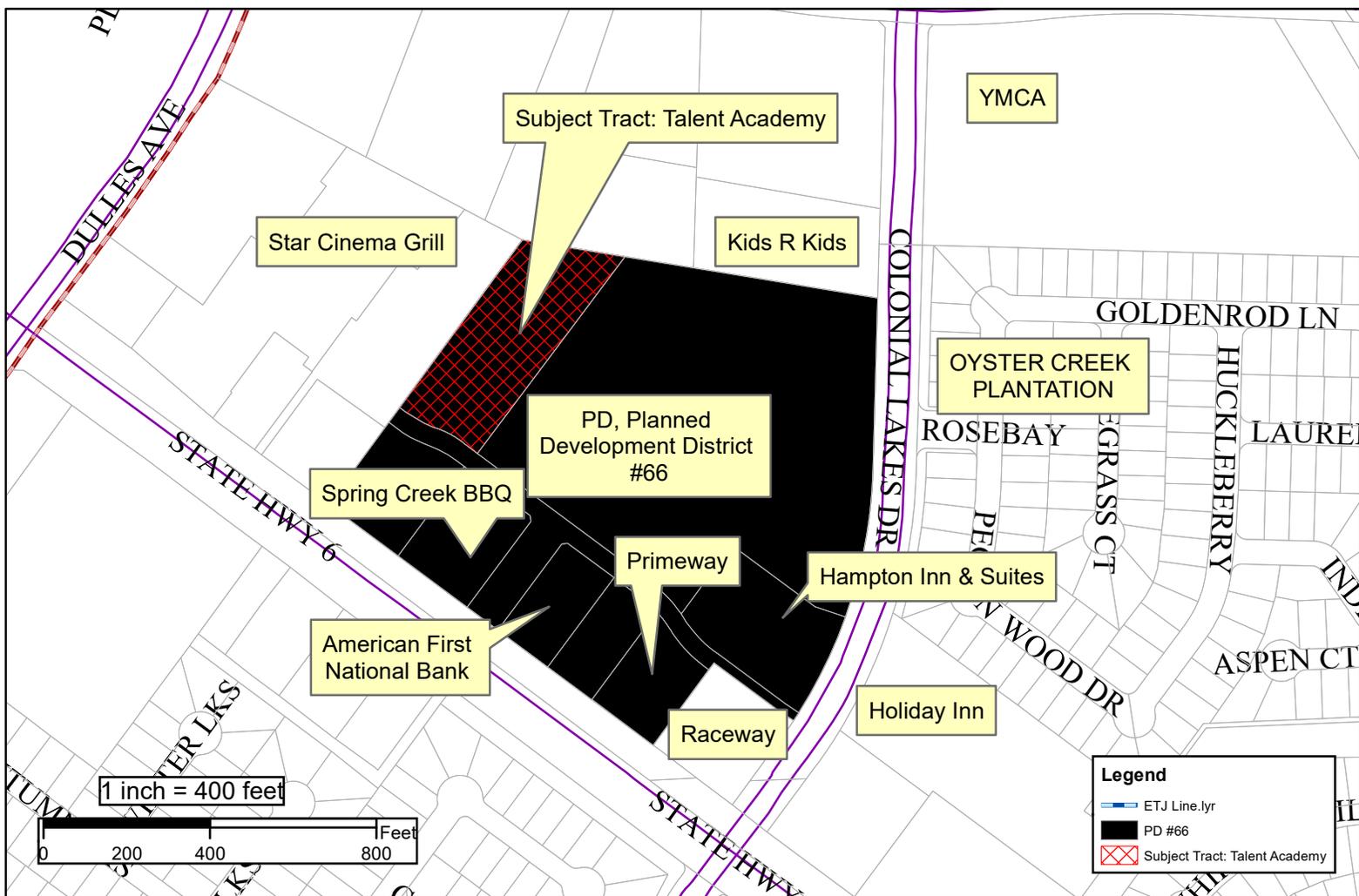
THENCE, North $53^{\circ}25'50''$ West, continuing along said common line, a distance of 200.83 feet, to a 5/8-inch iron rod found and marking an interior corner of the herein described tract and most northerly corner of said called 1.377 acre tract;

THENCE, South $36^{\circ}34'10''$ West, continuing along said common line, a distance of 247.04 feet, to the POINT OF BEGINNING and containing a computed area of 24.701 acres (1,075,960 square feet) of land as depicted on the ALTA/ACSM Land Title Survey dated: March 28, 2006, prepared by West Belt Surveying, Inc., Project No. S546-0060A.

West Belt Surveying, Inc.
21020 Park Row
Katy, Texas 77449
(281) 599-8288


Andrew P. McConnell Date: 03/26/07
Texas Registration No. 5356





COLONIAL LAKES VILLAGE
MUEZELBROSKE LABORATORIES
MISSOURI CITY, TEXAS



ORB
Office of Rich Barber Architecture, LLC

4530 North 40th Street
Missouri City, Texas 77056
Phone: 281-430-1000
Fax: 281-430-1001
Website: www.ORB-arch.com



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

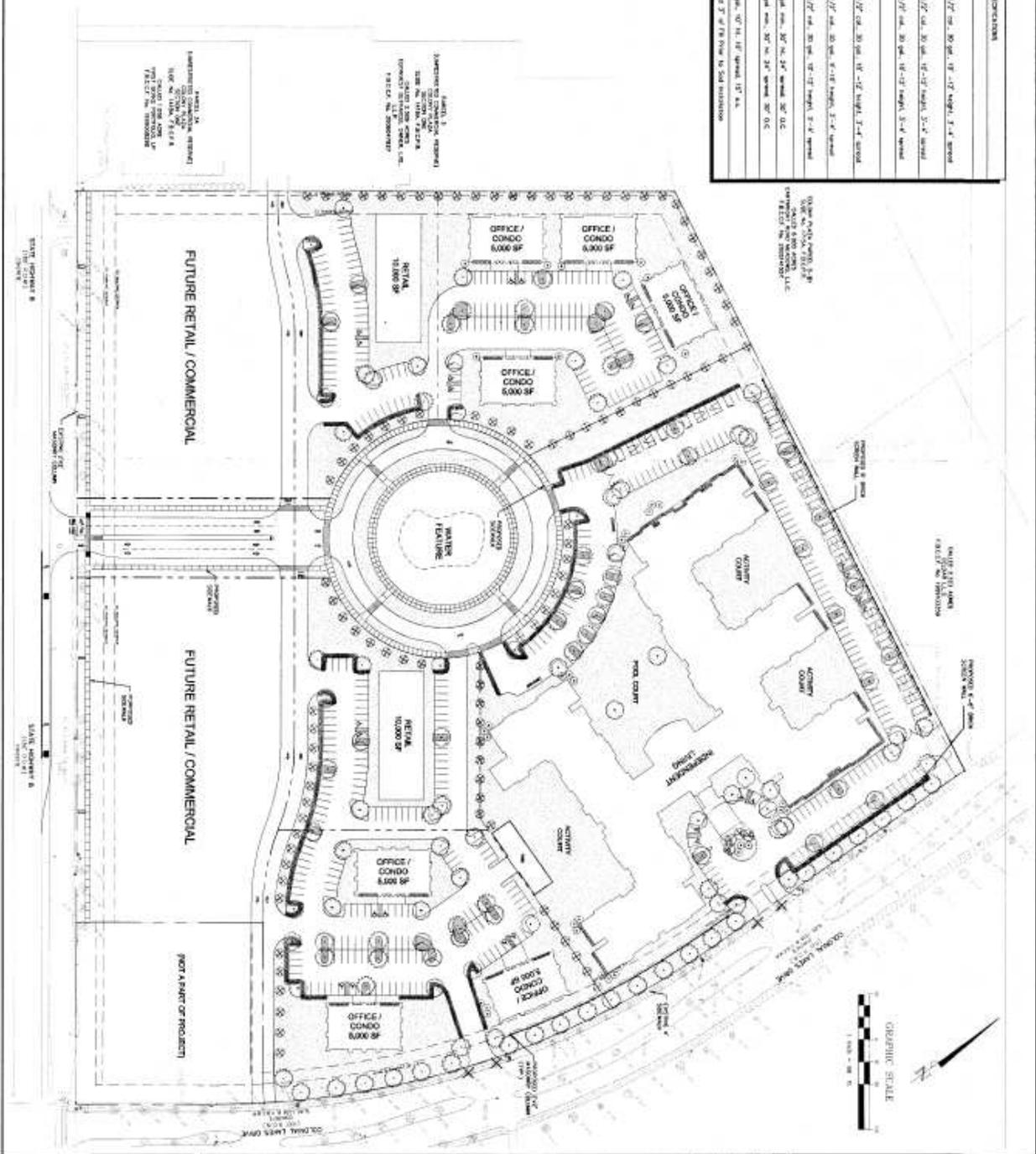
| REVISIONS | |
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DATE: 08/12/09
DRAWN BY: RAB
A3.60
PRELIMINARY
EXTERIOR ELEVATIONS

PLANT LIST

| SYM. | REF. | BOTANICAL NAME | COMMON NAME | REMARKS |
|------|------|----------------|-------------|--|
| 1 | 1 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 2 | 2 | Tree azalea | Tree Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 3 | 3 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 4 | 4 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 5 | 5 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 6 | 6 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 7 | 7 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 8 | 8 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 9 | 9 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 10 | 10 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 11 | 11 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 12 | 12 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 13 | 13 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 14 | 14 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 15 | 15 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 16 | 16 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 17 | 17 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 18 | 18 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 19 | 19 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 20 | 20 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 21 | 21 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 22 | 22 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 23 | 23 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 24 | 24 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 25 | 25 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 26 | 26 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 27 | 27 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 28 | 28 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 29 | 29 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |
| 30 | 30 | Shrub azalea | Shrub Elm | 3 1/2" cal., 20 gal., 18" ht. approx. 3'-4" spread |

EXISTING TREE
 X EXISTING TREE TO BE REMOVED



| | | | |
|--|------------------------------|--|---|
| <p>Scale: as shown Designed by: [blank] Drawn by: [blank] Checked by: [blank] Date: [blank] Project No: [blank]</p> | <p>LANDSCAPE PLAN</p> | <p>COLONIAL LAKES VILLAGE MISSOURI CITY, TEXAS</p> | <p>Kimley-Horn and Associates, Inc. 602 West 10th Street, Suite 100 Austin, Texas 78701 July 2001</p> |
|--|------------------------------|--|---|

ORDINANCE NO. O-10-15

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING REGULATIONS IN PD PLANNED DEVELOPMENT DISTRICT NO. 66, CONSISTING OF A 24.701-ACRE TRACT OF LAND; DESCRIBING SAID 24.701-ACRE TRACT OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; REFERENCING A SITE DEVELOPMENT PLAN APPLICABLE TO SAID DISTRICT; PROVIDING FOR CERTAIN CONSTRUCTION ACCORDING TO SAID PLAN; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. O-81-1 ADOPTED ON JANUARY 19, 1981, AS AMENDED; REPEALING ORDINANCE NO. O-09-01 ADOPTED ON JANUARY 5, 2009; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, PD Planned Development District No. 66 consists of a 24.701-acre tract of land within the corporate limits of the City of Missouri City, Texas, owned by A-S 105 Colonial Lakes Town Center L.P.; by Carroll Family Investments, Ltd.; by American First National Bank; and by HQ HWY 6 LLC; and

WHEREAS, said 24.701-acre tract of land presently has a zoning classification of PD Planned Development District No. 66 under Ordinance Nos. O-07-40 adopted on July 16, 2007, later repealed, and O-09-01 adopted on January 5, 2009, the City of Missouri City Zoning Ordinance, as amended; and

WHEREAS, Mina Barekzei, on behalf of and with the consent of the owners, has made application to the City of Missouri City to make amendments to PD Planned Development District No. 66, as authorized by the City of Missouri City Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such requested amendments to PD Planned Development District No. 66; and

WHEREAS, the Planning and Zoning Commission has issued its final report and the City Council now deems it appropriate to grant such requested amendments to PD Planned Development District No. 66; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request to amend PD Planned Development District No. 66 and closed the public hearing prior to final adoption of this Ordinance.

Section 3. Presently, said 24.701-acre tract of land has a zoning classification of PD Planned Development District No. 66. The 24.701-acre tract of land is more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 4. PD Planned Development District No. 66 shall be developed generally in accordance with the site development plan and elevations, Exhibit "B," attached hereto and made a part hereof, and is subject to the following regulations and restrictions:

- A. Purpose.** PD Planned Development District No. 66 is presently comprised of the Spring Creek Barbeque restaurant, First American National Bank, and undeveloped tracts. Improvements to the site will be designed to complement the overall urban design and nature of the surrounding area.
- B. Use regulations.** In PD Planned Development District No. 66, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided by this Ordinance.

The following uses shall be permitted:

1. LC-3, Retail District.
 2. Senior, independent living facility, not to exceed 222 residential units, restricted to residents of at least fifty-five (55) years of age.
- C. Height and area regulations.** Except as set forth herein, the height and area regulations for PD Planned Development District No. 66 shall be as follows:
1. LC-3 – Retail District uses. The height and area regulations for LC-3, Retail District, contained in Section 7.12 of the City of Missouri City Zoning Ordinance shall apply to LC-3 uses.
 2. Senior, independent living facility. Except as set forth herein, the height and area regulations for MF-2, Multifamily Residential District, contained in Section 7.9 of the City of Missouri City Zoning Ordinance shall apply to the senior, independent living facility uses.
 - a. A maximum density of twenty-eight (28) units per gross platted acre shall be allowed.

- D. Architecture, building regulations.** Except as set forth herein, all buildings and structures constructed shall comply with the building codes of the City of Missouri City. All buildings and structures within the planned development shall meet the requirements of Section 7A, Architectural Design Standards, City of

Missouri City Zoning Ordinance, for nonresidential, condominiums and multifamily developments, as applicable. Any use of temporary buildings, other than for construction trailers during construction, is prohibited.

1. The use of shingles, as shown in Exhibit "B," may be used as roofing material for the senior, independent living facility.
 2. The construction and maintenance of a 6 foot-6 inch brick screen wall along the eastern and southern perimeters of the senior, independent living facility and of an 8-foot brick screen wall along the northern perimeter of said facility will satisfy the requirements of Subsection 7A.2.D.1 of the City of Missouri City Zoning Ordinance.
 3. Garages are not required.
 4. A minimum of twenty-seven percent (27%) of the total parking provided for the senior, independent living facility shall be carports as shown in Exhibit "B."
 5. Flat roof structures may be allowed for carports.
 6. A 4 inch by 12 inch by 16 foot cedar beam may be installed on the front of the Spring Creek Barbeque restaurant building as shown in Exhibit "C."
 7. Two (2) dark gray visible smoke stacks may be installed on top of the roof along the eastern side of the Spring Creek Barbeque restaurant building as shown in Exhibit "C."
 8. Wood may be installed on the south and west sides of the 9er's Grill Restaurant building for signage as shown in Exhibit "D."
 9. Wood frames and mullions for exterior windows and doors may be used instead of the required anodized metal for the 9er's Grill Restaurant building as shown in Exhibit "D."
- E. Sound.** Sound emanating from uses located within the PD shall comply with the City of Missouri City Code of Ordinances. Additionally, the amplification of sound to the outside of buildings is prohibited.
- F. Landscaping, screening and buffering.** Except as set forth herein, the requirements of Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply.
1. Two (2) landscape islands along the southwest portion of the Spring Creek Barbeque restaurant development as shown in Exhibit "C" shall be a minimum of 7 feet and 6 feet in width.

- G. Utilities.** The provision and construction of utilities shall comply with the City of Missouri City Infrastructure Code. First Colony Municipal Utility District Number 9 is the supplier of water and wastewater services to PD Planned Development District No. 66.
- H. Ingress and egress.** All driveways and off-street parking areas shall comply with the City of Missouri City Infrastructure Code.
- I. Parking regulations.** Except as set forth herein, the requirements of Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply.
1. For any office-condominium building, sufficient parking to comply with Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall be provided, but in no event shall the parking exceed 5 parking spaces per 1,000 gross square feet of office-condominium space.
 2. A minimum of one (1) parking space per residential unit is required for the senior, independent living facility.
 3. A maximum of eighty-seven (87) parking spaces may be allowed for the Spring Creek Barbeque restaurant development as shown in Exhibit "C."
- J. Signage.** The signage regulations for PD Planned Development District No. 66 shall be as follows:
1. LC-3 – Retail District uses. The sign regulations for LC-3, Retail District, contained in Section 13 of the City of Missouri City Zoning Ordinance shall apply to LC-3 uses.
 2. Senior, independent living facility. The sign regulations for MF-2, Multifamily Residential District, contained in Section 13 of the City of Missouri City Zoning Ordinance shall apply to the senior, independent living facility.
- K. Fence regulations.** The fence regulations for PD Planned Development District No. 66 shall be as follows:
1. LC-3 – Retail District uses. The fence regulations for LC-3, Retail District, contained in Section 14 of the City of Missouri City Zoning Ordinance shall apply to LC-3 uses.
 2. Senior, independent living facility. The fence regulations for MF-2, Multifamily Residential District, contained in Section 14 of the City of Missouri City Zoning Ordinance shall apply to the senior, independent living facility.

- L. Sidewalks.** Sidewalks shall meet the requirements of the City of Missouri City Infrastructure Code.
- M. Trash disposal areas.** Trash disposal areas shall meet the requirements of Section 9.14 of the City of Missouri City Zoning Ordinance. Trash disposal areas shall be screened by masonry enclosures, a minimum of eight (8) feet in height.
- N. Lighting.** Lighting shall comply with Section 7.12 of the City of Missouri City Zoning Ordinance.
- O. Outdoor sales, display, and storage.** Outdoor sales, display and storage shall be prohibited.
- P. Parkland.** The development of the senior, independent living facility shall comply with the requirements of Section 82-174 of the City of Missouri City Subdivision Ordinance in regards to the dedication of land for neighborhood parks and the reservation of land for public purposes. A parkland proposal must be approved by the City Council prior to the issuance of building permits for the senior, independent living facility.
- Q. Development schedule.** Pursuant to Section 8, PD Planned Development District, this ordinance shall expire on the fifth anniversary of the date the first planned development application was filed if no progress has been made towards completion of this project.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of said 24.701-acre tract of land as provided in Section 3 hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning classification of the 24.701-acre tract of land described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions applicable to PD Planned Development District No. 66 contained herein.

Section 7. Ordinance Number O-09-01, adopted by the City Council of the City of Missouri City on January 5, 2009, is hereby repealed. Any other ordinance or parts of ordinances in conflict herewith shall be and are hereby repealed only to the extent of such conflict.

Section 8. **Penalty.** Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur,

and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 9. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 1st day of February, 2010.

PASSED, APPROVED and ADOPTED on second and final reading this 19th day of April, 2010.



Allen Owen, Mayor

ATTEST:



Patrice Fogarty, City Secretary

APPROVED AS TO FORM:



Caroline Kelley, City Attorney



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
July 10, 2019**

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Chair Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
John O'Malley
James R. Bailey
Monica L. Rasmus
James G. Norcom III
Gloria Lucas

Commissioners Absent: Courtney Johnson Rose, Hugh Brightwell

Councilmembers Present: Anthony G. Maroulis.

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
Cliff Brouhard, Assistant Public Works Director
Jamilah Way, First Assistant City Attorney
Thomas White, Planner II
Gretchen Pyle, Development Review Coordinator
Egima Edwards, Planning Technician
Bill Atkinson, Assist. City Manager

Others Present: Howard Hochman, Kurt Bernlohr, Aurelio Rodriguez, Talent Academy, Tanya Terry, Lisa Christon, Marie Escue; LJA Engineering, Laurie Chapa; LJA Engineering, Allan Soffar, Bing Guo, Fangming Zhu, Andrew D. Jones, Jacob Oomrn, Anthony Green, Janice Green, James Gao, Neil Burks, Penelope Hazelwood, Sheryl Orloff, Samuel Renaud, Mary Jo Wright, Sallye Thompson, Jeanette Quinby, Mike Huang; Cre8 Architects, Gloria Dima-Ala,

Karen Sanders, Karen Siriwa, Jeremiah Asomugha, Danny Reevy, Edward Trusclair, Zhorpei Wang, Kevin Pever, Laura Parks, Dong Chen, Angela Dowdy, Peng Chen

7. ZONING MAP AMENDMENTS

C. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT

- (1) To receive comments for or against a request by Xiaochun Liu, to amend PD, Planned Development District #66 to allow for an integrated business development to include an existing child care center, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

Planning Manager, Jennifer Gomez presented this item. Ms. Gomez informed that the site is about 24 to 25 acres; borders Colonial Lakes Drive; Highway 6; a Kids R Kids; a Raceway gas station; and includes a Primeway and American National banks; Spring Creek Barbeque; the new Tang City, and a Hampton Inn. The purpose of the amendment to allow Talent Academy, a childcare facility to expand their existing building to allow for the location of a swimming school and a restaurant. The restaurant would be limited to non-alcoholic beverages, at the property owner's request.

Ms. Gomez informed that the City's regulations prohibits childcare facilities from being located in multi-tenant shopping centers. As long as the childcare center is not located within a development that includes other uses, it would be a permitted use in its current location within the PD.

Ms. Gomez informed that staff's recommendation is to approve the use with the conditions stated in the report. The restriction on alcohol sales would only apply to the Talent Academy property; it would not apply to the other areas within the PD.

Mike Huang, Cre8 Architects, informed that the proposed development was Phase II to incorporate additional programs, combined with the current academy. The owner's intent on the restaurant is to recruit an instructor to teach culinary art to children.

Chair Brown-Marshall asked Mr. Huang about the second floor of the development. Mr. Huang informed that the swimming pool is one story, and the front building would be two story; which would occupy classrooms upstairs and two restaurants downstairs. The building expansion would match what was done in Phase I. Chair Brown-Marshall asked Mr. Huang if they had previously anticipated this as a Phase II. Mr. Huang informed that it was part of the original plan; however, due to budget purposes, the project was phased.

Chair Brown-Marshall asked Mr. Huang about the decision to not have alcohol on the premises. Mr. Huang informed that after a pre-development meeting with staff, it was a concern pertaining to the distance and not meeting the proximity requirements.

Peng Chen, property owner of Plaza III, Colony Plaza located at 4831 Hwy 6, next to Talent Academy expressed concern with safety. Ms. Chen stated that tenants have reported to her that parents and kids from the child care center are crossing between the properties through the back and front parking areas. Ms. Chen installed fence to prevent access through the back but the front parking area is still a concern,

The Commission discussed the concerns with the cross traffic between the properties and indicated that the child care center has a responsibility for people to park in the correct areas. They went on to provide that the child care facility should highlight to their parents the danger of crossing over from the adjacent shopping center parking lots to get to the child care facility. The facility should have something to mitigate and prevent persons from being able to cross over between the properties.

A landscape hedge could make it more difficult for person to cross.

Motion: To close the public hearing

Made By: Commissioner O'Malley

Second: Commissioner Rasmus

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Norcom III, Commissioner Lucas

NAYES: None

ABSTENTIONS: None

The motion passed

(2) Consideration of the approval of a final report to City Council on item 7C(1) above.

Motion: The Planning and Zoning Commission forwards a positive recommendation to Council; adding a requirement that a shrubbery buffer, planted at a minimum 30 inches in height be planted between the child care facility site and the adjacent shopping center.

Made By: Commissioner Haney

Second: Commissioner O'Malley

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Norcom III, Commissioner Lucas

NAYES: None

ABSTENTIONS: None

The motion passed.



**PLANNING AND ZONING COMMISSION
FINAL REPORT**

AGENDA DATE: August 5, 2019

AGENDA ITEM SUBJECT: Talent Academy – Planned Development District #66 Amendment

AGENDA ITEM NUMBER: 7.a.3.

PROJECT PLANNER: **Jennifer Thomas Gomez, AICP**, Planning Manager

APPROVAL: **Otis T. Spriggs, AICP**, Director, Development Services

**Sonya Brown-Marshall, Planning & Zoning
Commission Chair**

Sonya Brown Marshall, Chair

PERMIT NUMBER: PD1900007

PROPERTY ID: 0089-00-000-2069-907 (Talent Academy) / 0089-00-000-2060-907 / 0089-00-000-2070-907 / 0089-00-000-2071-907 / 0089-00-000-2072-907 / 0089-00-000-2074-907 / 0089-00-000-2075-907 / 0089-00-000-2076-907 / 0089-00-000-2056-907

LOCATION: The existing child care center is located at 4835 Highway 6. PD #66 is located north of Colonial Lakes Drive and Highway 6, south of a Kids R Kids Learning Academy located at 2850 Colonial Lakes Drive, east of Star Cinema Grill located at 4811 Highway 6, and west of a Holiday Inn at 5007 Highway 6. PD #66 includes a Spring Creek Barbeque at 4895 Highway 6, a Hampton Inn and Suites at 4909 Highway 6, American First National Bank at 4915 Highway 6 and a Primeway Federal Credit Union at 4935 Highway 6.

RECOMMENDED ACTION:

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the Future Land Use and Character Map.

The Planning and Zoning Commission adopts this as its Final Report and forwards it to City Council with a **positive recommendation** for consideration and adoption thereof.

SUMMARY:

PD No. 66 was approved in 2007 to allow for a unified development to consist of uses permitted within the LC-3, retail district and a senior, independent living facility.

To date, several commercial, retail uses have been located within the PD including but not limited to a restaurant, banks, a hotel and a child care center.

The owner of the child care center, Talent Academy, has submitted a site plan and conceptual building elevations which depict the existing building where the child care center is currently located and the expansion to the development to include proposed uses such as a swimming school and restaurant that does not serve alcoholic beverages.

REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.3)

A. Ownership:

The applicant has submitted proof of notice to all of the other property owners within the PD district.

B. Legal description of site:

PD #66 can be described as being both Colonial Lakes Village as recorded as instrument number 2008027 and as Colonial Lakes Village Phase II as recorded as instrument number 20080150 in the Official Public Records of Fort Bend County, Texas, as replatted and amended as Colonial Lakes Phase II Replat No. One, recorded as instrument number 20090022; Amending Plat of Colonial Lakes Phase II Replat No. One, recorded as instrument number 20100055, Colonial Lakes Phase Two Replat No. Two, recorded as instrument number 20110134, and Colonial Lakes Phase Two Replat No. Three, recorded as instrument number 20150097 all as recorded in the Official Public Records of Fort Bend County, Texas.

C. Site plan:

A proposed site plan has been submitted which constitutes the required site plan.

D. Total acreage:

24.70 acres

E. Minimum design standards:

The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site.

F. Development Schedule. The applicant has advised the development shall be completed within the required five-year timeframe pursuant to Section 8.2.D.

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Child care facility, retail, commercial uses including a hotel, banks and a restaurant / PD, Planned Development District No. 66

B. Surrounding Land Uses and Zoning Designations:

North: Kids R Kids Learning Academy / PD No. 10 (Ordinance O-10-09)

South: Intersection of Highway 6 and Colonial Lakes Drive

East: Holiday Inn; Goodwill / LC-3, retail district; LC-2, local retail district

West: Star Cinema Grill; shopping center / BP, business park district

C. Zoning History:

11-24-75: Portion of subject site annexed by the City of Missouri City (Ordinance 216).

01-19-81: Subject site zoned SD, Suburban district (Ordinance O-81-01)

10-21-1985: Subject site rezoned I, Industrial district (Ordinance O-85-38)

01-06-1992: Subject site rezoned BP, Business Park district (Ordinance O-92-01)

04-16-01: Subject site zoned PD, Planned Development District No. 37 (Ordinance O-01-20) to allow for the development of a home improvement store with site development regulations. Ordinance O-01-20 expired. Subject site reverted back to zone BP, Business Park District

07-16-07: Subject site zoned PD No. 66 (Ordinance O-07-40) to allow for the development of an independent living facility and commercial, retail uses.

01-05-09: PD No. 66 amended (Ordinance O-09-01) to allow for certain site development standards for a proposed restaurant.

04-19-10: PD No. 66 amended (Ordinance O-10-15) to allow for certain site development standards for a second proposed restaurant.

ANALYSIS OF SUBJECT SITE:

No changes are proposed to PD No. 66 except as set forth herein.

A. Purpose

PD, Planned Development District No. 66 is comprised of a unified development consisting of commercial, retail uses. Improvements to the site will be designed to complement the overall urban design and nature of the surrounding area.

B. Use regulations. Except as set forth herein, no changes are proposed to PD No. 66.

PD No. 66 was approved in 2007 to allow for a unified development to consist of uses permitted within the LC-3, retail district and a senior, independent living facility.

To date, several commercial, retail uses have been located within the PD including but not limited to a restaurant, banks, a hotel and a child care center.

The owner of the child care center, Talent Academy, has submitted a site plan and conceptual building elevations which depict the existing building where the child care center is currently located and the expansion to the development to include proposed uses such as a swimming school and restaurant that does not serve alcoholic beverages.

The LC-3, retail district restricts the location of child care centers prohibiting such from being located within a shopping center or an integrated business development.

Between 2008 and 2010, the City Council adopted regulations to prohibit the future location of child care centers from locating within a shopping center or an integrated business development. At the time, the Council expressed concern for the safety of children and the restrictive impact the location of such centers might have on other businesses seeking to locate within the same development.

The City Council adopted child care facility regulations, Section 9.13 of the city's zoning ordinance, which provides standards for the site development of child care centers including but not limited to regulations on location and outdoor activity areas.

These regulations provide that an outdoor activity area shall be located to the side or rear of the building and should be located immediately adjacent to the indoor facility without any intervening areas designed or used for vehicular traffic.

The outdoor activity area should be fully enclosed by a minimum 8-foot fence and/or a portion of the building wall.

Future land use and character map: The City's Future Land Use and Character map identifies the subject site as being an appropriate location for Commercial which is categorized under the Auto-Oriented Character.

Auto-Oriented Character is summarized as follows: "This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design..."

Comprehensive Plan: The proposed amendment is in conformance with the following goals from the 2017 Comprehensive Plan goals:

1. *More varied development to move beyond a "bedroom community" perception of Missouri City. Use development code provisions and direct recruitment to promote a balance of land use types as the community builds out in coming years.*

Staff recommended: Approve the location of a child care center within an integrated business development with the restriction that the sale of alcoholic beverages is prohibited within the integrated business development that the child care center is located and as shown on the submitted site plan. The child care center facility should remain in compliance with the requirements of Section 9.13 of the city's zoning ordinance.

Planning and Zoning Commission recommends: To approve as staff recommended.

C. Landscape regulations. Except as set forth herein, no changes are proposed to PD No. 66.

Planning and Zoning Commission recommends: Require a shrubbery buffer, planted a minimum of 30 inches in height at the time of planting to be placed between the child care facility site and the adjacent shopping center. The Commission provides this recommendation after a discussion on cross traffic safety concerns that had been presented by the property owner of the adjacent shopping center.

-----**END OF REPORT**-----



**DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division**

1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR:

- Check One:
 SPECIFIC USE PERMIT
 SPECIFIC USE PERMIT AMENDMENT
 PLANNED DEVELOPMENT DISTRICT
 PLANNED DEVELOPMENT DISTRICT AMENDMENT

**SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL**

| | |
|---|--|
| 1. Project Name: | Talent Academy - Phase II |
| 2. Address/Location of Property: | 4835 Highway 6, Missouri City, TX 77459 |
| 3. Applicant's Name: | Xiaochun Liu |
| Mailing Address: | 4835 Highway 6, Missouri City, TX 77459 |
| Phone No.: | (832) 528 - 0880 |
| Email: | xiachunyu2013@icloud.com |
| 4. Status of Applicant: | <input checked="" type="radio"/> Owner <input type="radio"/> Agent <input type="radio"/> Attorney <input type="radio"/> Trustee <input type="radio"/> Corporation <input type="radio"/> Relative (If other than Owner, submit written authorization from Owner with application.) |
| 5. Property Owner: | Sweetwater Properties LLC |
| Mailing Address: | 4835 Highway 6, Missouri City, TX 77459 |
| Phone No.: | (832) 528- 0880 |
| Email: | xiachunyu2013@icloud.com |
| 6. Existing Zoning District: | PD-66 |
| 7. Total Acreage: | 2.8250 |
| 8. Proposed Development and Reasons for Application: | Original zoning is for single skill education programs. The Phase II building will integrate a swimming academy, a dance studio, an art studio, a Kungfu studio and non-alcohol commercial restaurants. |
| 9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.): | Please refer to attached survey |
| 10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts): | EIN# 27-0224408 |
| 11. Do deed restrictions or restrictive covenants exist for the property? (Circle One): | YES <input checked="" type="radio"/> NO |
| 12. Does this application include an Architectural Design Review: (Circle One): | YES <input checked="" type="radio"/> NO |
| FILING FEE: \$1,200.00 | |

Hand deliver completed application form with the filing fee and required information to:

**Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489**

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

Xiaochun Liu
Print Name of Applicant

Signature of Applicant

Sweetwater Properties LLC
Print Name of Property Owner

Signature of Property Owner, Agent or Attorney

Sweetwater Properties LLC

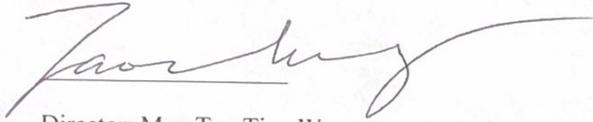
4835 Highway 6, Missouri City, Tx 77459 832-528-0880

TO: Whom it may concern :

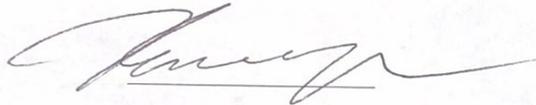
This letter is to certify that Ms. Xiaochun Liu is president of Sweetwater Property LLC, and she is authorized to sign for all matters with this company Sweetwater Properties.

Sincerely,

Sweetwater Properties LLC



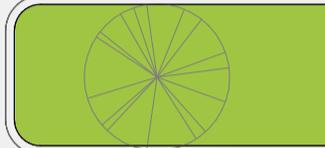
Director: Mrs. Tao Tina Wang



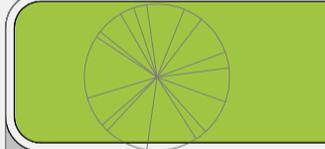
President: Ms. Jenny Liu

June 21, 2019

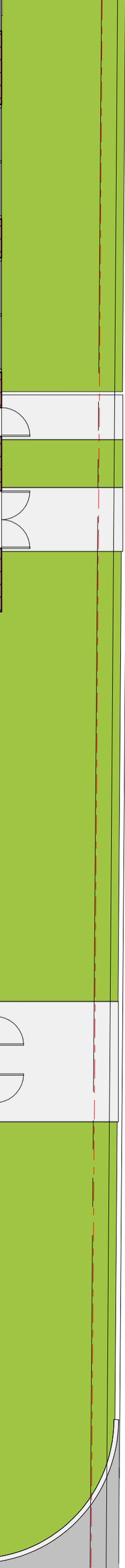
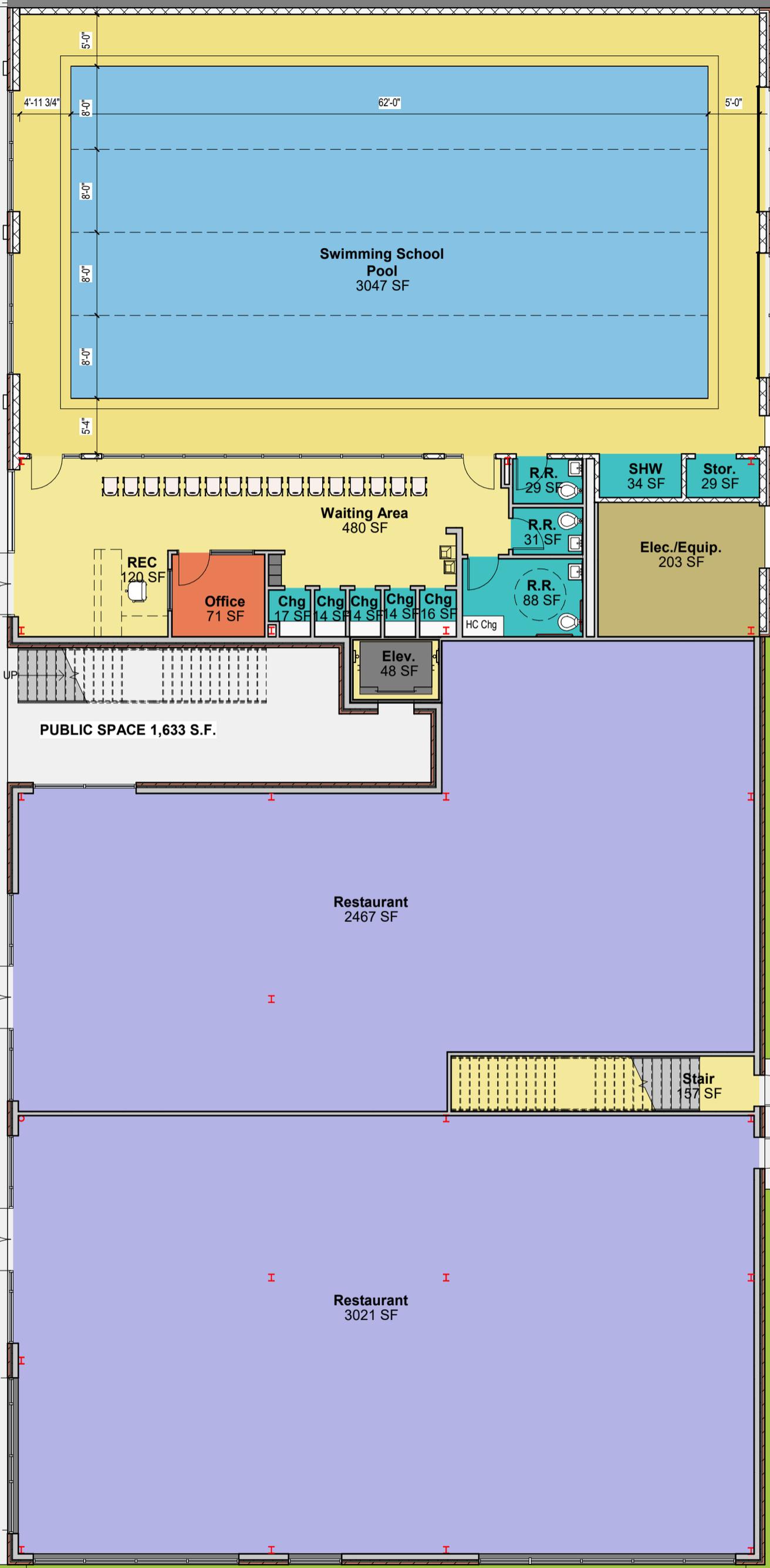


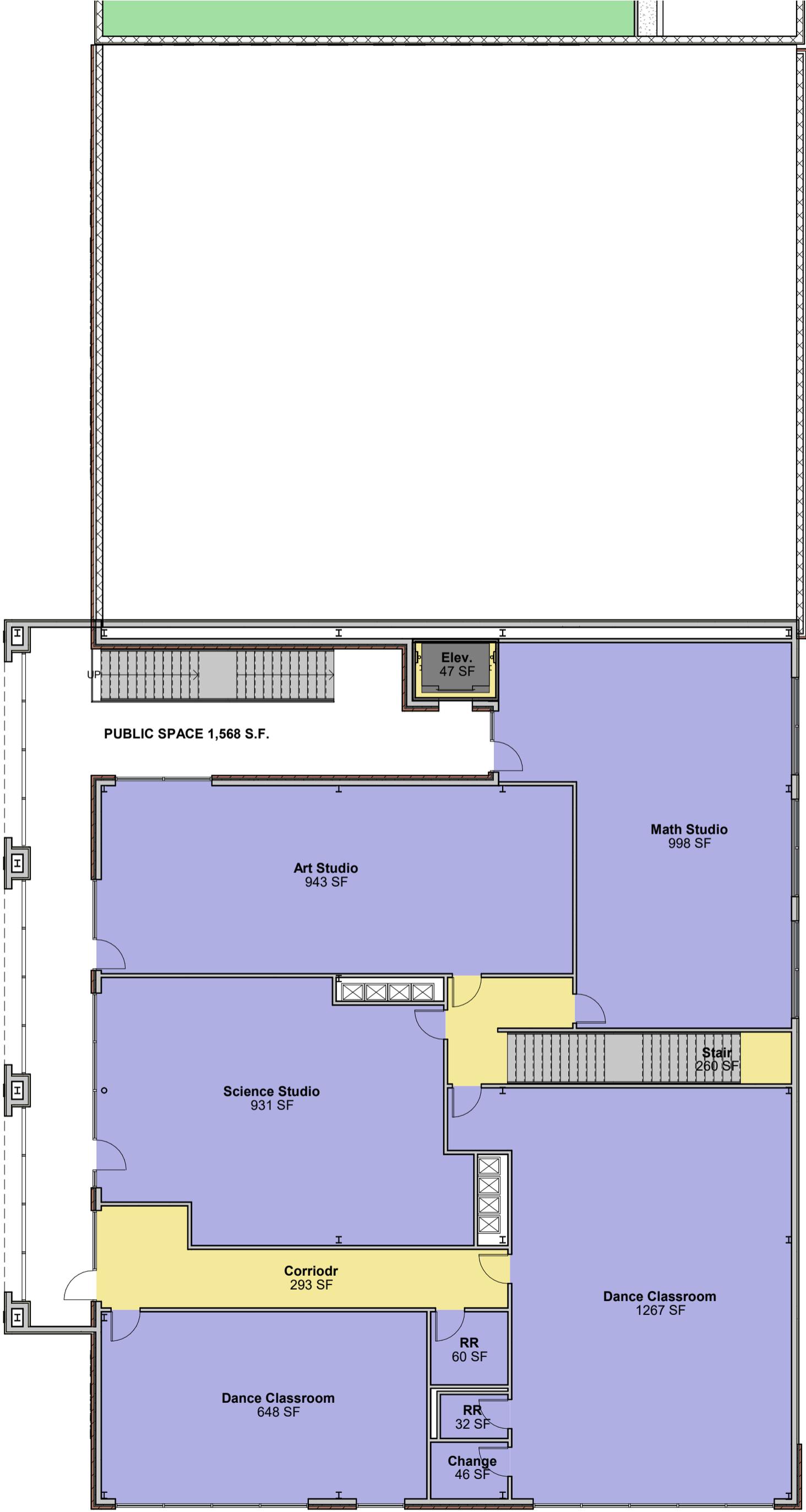


6



1





PUBLIC SPACE 1,568 S.F.

**Elev.
47 SF**



**Math Studio
998 SF**

**Art Studio
943 SF**

**Stair
260 SF**

**Science Studio
931 SF**

**Corridor
293 SF**

**Dance Classroom
1267 SF**

**RR
60 SF**

**Dance Classroom
648 SF**

**RR
32 SF**

**Change
46 SF**



Subject Tract: Talent Academy

Star Cinema Grill

Kids R Kids

YMCA

OYSTER CREEK PLANTATION

PD, Planned Development District #66

Spring Creek BBQ

Primeway

Hampton Inn & Suites

American First National Bank

Raceway

Holiday Inn

LAKE COLONY

1 inch = 400 feet

0 200 400 800 Feet

Legend

-  ETJ Line.lyr
-  PD #66
-  Subject Tract: Talent Academy



City of Missouri City

NOTICE OF PUBLIC HEARING

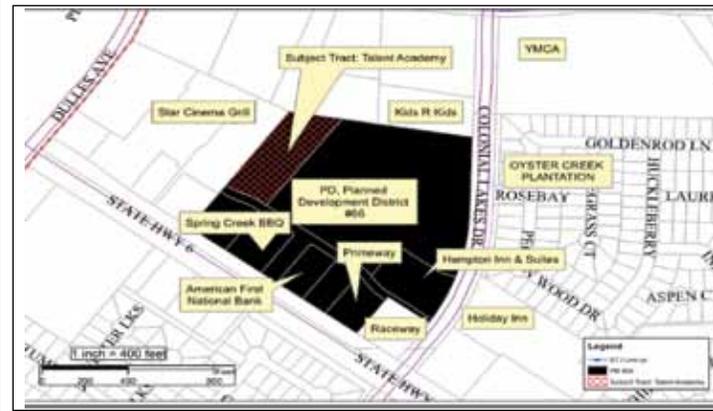
LOCATION/DATE: The City Council of the City of Missouri City will hold a public hearing on Monday, August 5, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Xiaochun Liu, to amend PD, Planned Development District #66 to allow for an integrated business development to include an existing child care center, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The existing child care center is located at 4835 Highway 6. PD #66 is located north of Colonial Lakes Drive and Highway 6, south of a Kids R Kids Learning Academy located at 2850 Colonial Lakes Drive, east of Star Cinema Grill located at 4811 Highway 6, and west of a Holiday Inn at 5007 Highway 6. PD #66 includes a Spring Creek Barbeque at 4895 Highway 6, a Hampton Inn and Suites at 4909 Highway 6, American First National Bank at 4915 Highway 6 and a Primeway Federal Credit Union at 4935 Highway 6.

SITE LEGAL DESCRIPTION: PD #66 can be described as being both Colonial Lakes Village as recorded as instrument number 2008027 and as Colonial Lakes Village Phase II as recorded as instrument number 20080150 in the Official Public Records of Fort Bend County, Texas, as replatted and amended as Colonial Lakes Phase II Replat No. One, recorded as instrument number 20090022; Amending Plat of Colonial Lakes Phase II Replat No. One, recorded as instrument number 20100055, Colonial Lakes Phase Two Replat No. Two, recorded as instrument number 20110134, and Colonial Lakes Phase Two Replat No. Three, recorded as instrument number 20150097 all as recorded in the Official Public Records of Fort Bend County, Texas.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.





**NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING**

DATE OF NOTICE: June 28, 2019

LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, July 10, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Xiaochun Liu, to amend PD, Planned Development District #66 to allow for an integrated business development to include an existing child care center, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.

Mailing labels for adjoining property owners

| | | |
|---|--|---|
| State of Texas PO Box 1386 Houston, TX 77251-1386 | Mountainprize Inc PO Box 2437 Smyrna, GA 30081-2437 | Missouri City Realty LP C/o Walgreen Co 300 Wilmot RD Deerfield, IL 60015-4614 |
| Young Mens Christian Academy 1600 Louisiana ST Houston, TX 77002-7309 | Primeway Federal Credit Union Attn: Scott Kreinbring 12811 Northwest FWY Houston, TX 77040-6301 | Sovran Acquisition Limited Partnership 6467 MAIN ST BUFFALO, NY 14221-5856 |
| Fort Bend Family Promise 1424 Fm 1092 RD Missouri City, TX 77459-1699 | Nguyen XY LLC 2850 Colonial Lakes DR Missouri City, TX 77459-2983 | MPT of Missouri City-Dulles FCER LLC 1000 Urban Center DR #STE 501 Vestavia, AL 35242-2225 |
| Texas Colony Plaza LLC 9703 Richmond AVE #STE 100 Houston, TX 77042-4605 | F & P Holdings LLC 25 Saint Christopher CT Sugar Land, TX 77479-4204 | Berke Enterprises Ltd c/o Terramont Realty Partners LLC 18512 Carrot ST #STE 407 Spring, TX 77379-4923 |
| Sovran Acquisition Limited Partnership 6467 MAIN ST BUFFALO, NY 14221-5856 | Sweetwater Properties LLC 4835 SH 6 Missouri City, TX 77459-3987 | JSN Hospitality Group Inc 210 Sanderling LN Sugar Land, TX 77478 |
| NCSL Associates LP 4502 Highway 6 Ste B Sugar Land, TX 77478-4488 | Carroll Family Investments Ltd 2340 W I-20 Ste 100 Arlington, TX 76017-7601 | AMERICAN FIRST NATIONAL BANK 9999 BELLAIRE BLVD Houston, TX 77036 |
| H & Y Holdings LLC 25 Saint Christopher CT Sugar Land, TX 77479-4204 | BPB LLC PO BOX 1187 Champaign, IL 61824-1187 | Yeluh LLC 2025 W Geneva RD Peoria, IL 61615-6201 |
| Chabad of Sugar Land Inc 4501 Cartwright RD 701-704 Missouri City, TX 77459-3534 | First Colony Community Services Association Inc 4350 Austin PKWY Sugar Land, TX 77479-2142 | Wang Hwei-Lan 2634 Double Lake DR Missouri City, TX 77459-3902 |
| Mathur Shive P & Sunit 2630 Double Lake DR Missouri City, TX 77459-3902 | Ng, Billy Sumarta 2626 Double Lake DR Missouri City, TX 77459-3902 | Hartig Sean 2622 Double Lake DR Missouri City, TX 77459-3902 |
| Draucker Patricia A & Willie N Low 2618 Double Lake DR Missouri City, TX 77459-3902 | Mok Jonathan 2614 Double Lake DR Missouri City, TX 77459-3902 | Asif Omer & Tassrum 2610 Double Lake DR Missouri City, TX 77459-3902 |

Mailing labels for adjoining property owners

| | | |
|--|---|--|
| Abdul-Khaaliq Nashid & NAK Foundation LLC 709 Saddlebrook Desoto, TX 75115-4328 | La Paloma Blanca L C Attn: W Howard Keenan Jr 2424 Wilcrest DR #STE 250 Houston, TX 77042-2775 | Yu Jingtao & Huiling Liang 2918 Pecan Wood DR Missouri City, TX 77459-2967 |
| Marfani Mohammad A & Nargis Margani 2914 Pecan Wood DR Missouri City, TX 77459-2967 | Yue, Chin Yun 2910 Pecan Wood DR Missouri City, TX 77459 | Johnson Siobhan 2906 Pecan Wood DR Missouri City, TX 77459-2967 |
| Lee Yao-Jung & Hsiu-Li Chen 3806 Orchard Springs CT Sugar Land, TX 77479-7114 | Feldman Scott 4430 Goldenrod LN Missouri City, TX 77459-2952 | Beare Richard 3002 Pecan Wood DR Missouri City, TX 77459-2968 |
| Lakhani Bilkish 3006 Pecan Wood DR Missouri City, TX 77459-2968 | Tran Rose 3010 Pecan Wood DR Missouri City, TX 77459-2968 | Yam Wai Kuen & Kar Keung Dai 2726 Plantation TRL Sugar Land, TX 77478-5461 |
| Martha Steen Trust 3018 Pecan Wood DR Missouri City, TX 77459-2968 | Kanga Cyra 3022 Pecan Wood DR Missouri City, TX 77459-2968 | Davis, Eartha 3026 Pecan Wood DR Missouri City, TX 77459-2968 |
| Davis, Patricia 3026 Pecan Wood DR Missouri City, TX 77459-2968 | Zacharia Nibu & Nainu Susan Sabu 3102 Pecan Wood DR Missouri City, TX 77459-2969 | Zhang, Chunyan 17202 Heron Crest DR Cypress, TX 77433-4579 |
| Chen, Dan 7210 Port Alexander WAY Houston, TX 77083-3950 | Andy Chang Living Trust & Jean Chang Living Trust 9900 Scotch Broom CT Potomac, MD 20854-1870 | Forigin Investment Inc 24507 Bella Veneza DR Richmond, TX 77406-4548 |
| North America M & E International Inc 6843 Emerson LN Sugar Land, TX 77479-4413 | He Jie & Wei Zhou 3126 Rimrock DR Missouri City, TX 77459-3946 | NCSL Associates LP 4899 Highway 6 #STE 206-B Missouri City, TX 77459-1882 |
| Lee Ta-Tseng & Sheree H 4899 Highway 6 #STE 206B Missouri City, TX 77459-3987 | Yuchun He & Xiaoyang Xu 4910 Plantation Colony DR Sugar Land, TX 77478-5430 | 4899 Hwy 6 LLC 6100 Corporate DR #STE 170 Houston, TX 77036-3494 |
| Jane Development LP 1834 Shoreline DR Missouri City, TX 77479-1678 | Li Ming & Hai Ying Gu 6722 Glenkirk PL Sugar Land, TX 77479-5787 | Zhou, Joe Weifeng 4210 Baywater Park LN Sugar Land, TX 77479-4743 |

Mailing labels for adjoining property owners

Jin Wei & Hui Shan
7131 Windwater Lagoon
Houston, TX 77036-4392

Igco Inc
1907 Edenfield LN
Sugar Land, TX 77479-5783

Shen, Ji
902 Arden Oaks DR
Sugar Land, TX 77479-6759

Green Roots LLC
11730 S Sam Houston PKWY W
Houston, TX 77031-2330

Wonderland LLC
25634 Kearsley DR
Katy, TX 77494-2532

Q & L Management LLC
4207 Noble Oak TRL
Houston, TX 77051-3260

JDJ Resource Management Corp
4899 Highway 6 S #STE 215C
Missouri City, TX 77459

Sze Man Lung & Yeung Yeung
26 Napoli Way DR
Missouri City, TX 77459-1491

R & E Investment Associates LLC
6726 Charlton ST
Sugar Land, TX 77479-5770

Wang Ning & An Ji
1715 Talcott LN
Sugar Land, TX 77479-6674

Tang City 201C LLC
4722 Yorkshire ST
Sugar Land, TX 77479-3981

HKC Enterprise
1650 Dahill RD #FL 1
Brooklyn, NY 11223-1749

Chen Wei & Chang Li Zhou
5922 Allday DR
Houston, TX 77036-2750

MAX CLEAVER
FBISD
16431 LEXINGTON BLVD
SUGAR LAND TX 77479

Chin Song LLC
1907 Edenfield LN
Sugar Land, TX 77479-5783

Haodi Real Estate LLC
4507 Wentworth AVE
Sugar Land, TX 77479-6752

Tyctics LLC
7323 Fair Meadow LN
Katy, TX 77494-2019

Aria Dental Center PLLC
9889 Bellaire BLVD #STE 330
Houston, TX 77036-3585

KMP Park Row Holdings LLC
18903 Villa Bergamo LN
Houston, TX 77094-1277

Betastone Investment LLC
12314 Meadow Gate DR
Stafford, TX 77477-2233

HOA's:
Lake Colony
Oyster Creek Plantation

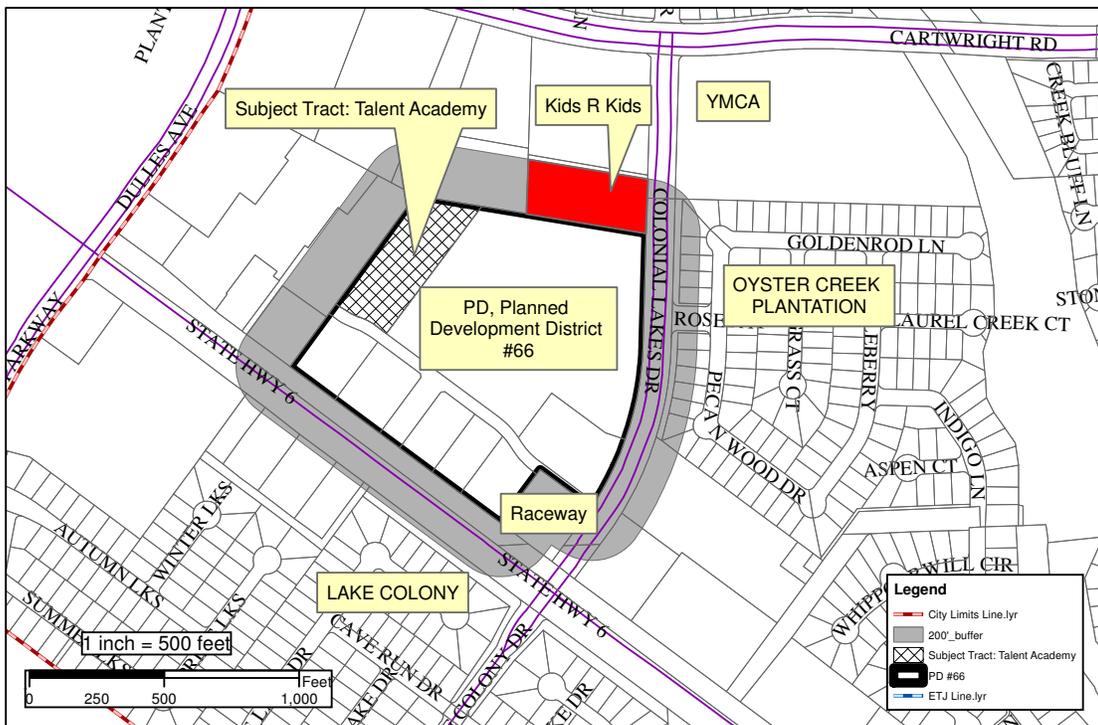
City of Missouri City, Texas
Development Services Department – Planning Division
Rezoning Application Protest Letters Analysis

Application: Talent Academy - PD 66 Amendment
City Council First Reading: August 5, 2019

Protest Letters Received

| Name | Property Address OR Fort Bend County Account Number | Land Area (Square Feet) Within 200 Feet |
|--|--|--|
| Nguyen XY LLC (Trac Nguyen) | 2850 Colonial Lakes Dr | 90,075.63 |
| Total Area Represented by Protest(s): | | 90,075.63 |
| Total Land Area <i>Including</i> Subject Site: | | 2,024,527.99 |
| Subject Site <i>Only</i> Land Area: | | 1,075,975.56 |
| Total Land Area <i>Only Within 200 Feet</i> of Subject Site: | | 948,552.43 |
| Protest(s) Percentage of Land Area Within 200 Feet: | | 9% |

Note: A total of 1 letter of support and 1 letter of protest has been received for the application request as of July 30, 2019.





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

June 28, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, July 10, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Xiaochun Liu, to amend PD, Planned Development District #66 to allow for an integrated business development to include an existing child care center, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

Dear City Representatives:

[check] I/We protest this proposed rezoning because

[line] of business reasons.

I/We support this proposed rezoning because

[empty box]

Sincerely, [Signature]

Signature

2850 colonial Lakes Dr.

Street Address

281-261-6442 Return to:

Phone Number

Trac Nguyen

Print Name

Subdivision

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281)403-8962

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Trac Nguyen

Print Name

[Signature]

Signature

City of Missouri City, TX

Received

JUL 11 2019

Planning Division



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

Received - Development Services Planning Division 07/08/2019

June 28, 2019

CITY OF MISSOURI CITY, TEXAS Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing: Wednesday, July 10, 2019 City Council Chambers 2nd Floor, City Hall Building 1522 Texas Parkway (FM-2234); 7:00 PM

To receive comments for or against a request by Xiaochun Liu, to amend PD, Planned Development District #66 to allow for an integrated business development to include an existing child care center, and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

Dear City Representatives:

I/We protest this proposed rezoning because

Empty box for protest reason

I/We support this proposed rezoning because

Empty box for support reason

Sincerely,

Signature: [Handwritten Signature]

Print Name: ANDY CHANG

Street Address: 9900 Scotch Broom Ct

Subdivision: Jean CHANG

Phone Number: (301) 983-8295

Development Services Department 1522 Texas Parkway Missouri City, TX 77489 FAX (281)403-8962

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name Signature



CITY COUNCIL AGENDA ITEM COVER MEMO

August 5, 2019

To: Mayor and City Council
Agenda Item: 7(b)(1) Public Hearing to receive comments for or against the Program Year 2019 Draft Annual Action Plan; also to consider approval and authorization for Program Year 2019 Annual Action Plan subject to further input.
Submitted by: Chalisa G. Dixon, Community Development Coordinator

SYNOPSIS

Public hearing to receive comments for or against the proposed Program Year 2019 Draft Annual Action Plan and authorize approval of Action Plan subject to further input from public comments as recommended.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

BACKGROUND

The Fiscal Year (FY) 2020 budget for the Department of Housing and Urban Development has been enacted. The City full-year allocations for the Office of Community Planning and Development's (CPD) formula Community Development Block Grants Program (CDBG) for Program Year (PY) 19 is \$284,700; the City's allocation increased by \$12,600. The 2019 CDBG allocations were based on the July 1, 2017 population estimates and the 2012-2016 ACS data,

Pursuant to Federal guidelines and the City's Citizen Participation Plan, the City has published notice of two (2) public hearings to allow the public to express comments (including a 30-day comment period) for the use of the anticipated \$284,700.00 allocation to the City by the U.S. Department of Housing and Urban Development. Public Service funding is capped at 15% of which \$42,705.00 is proposed for allocation. Administration funding is capped at 20% of which \$56,940.00 is proposed for allocation. The Community Development Advisory Committee requests City Council's approval of the allocations for Program Year (PY) 2019, which is the City's Fiscal Year (FY) 2020.

On June 8, 2019 the City's Community Development Advisory Committee (CDAC) met to discuss and vote on recommendations for the PY 19 CDBG Program. These funds may be used to support certain public service and non-public service activities to promote the objectives of the City's Consolidated Plan. The draft Annual Action Plan provides for the proposed projects to expend the full award of \$284,700.

The proposed funding allocation is as follows:

| <u>Public Service Activities</u> | <u>Funding Allocation</u> |
|-------------------------------------|---------------------------|
| • Fort Bend Seniors Meals on Wheels | \$ 10,500.00 |
| • Child Advocates | \$ 10,500.00 |
| • Edison Arts | \$ 10,500.00 |
| • Educational Scholarships: | <u>\$ 11,205.00</u> |
| Total: | \$ 42,705.00 |

In addition, the City administered projects for funding:

Non-Public Service Activities

| | |
|---|----------------------|
| • Hunter's Glen HOA Park Improvement Project: | \$ 38,000.00 |
| • Housing Rehabilitation: | \$ 95,518.00 |
| • Code Enforcement: | \$ 51,537.00 |
| • Administration: | <u>\$ 56,940.00</u> |
| Total: | \$ 241,995.00 |

Grand Total: \$284,700.00

The final Annual Action Plan will be brought before Council at a later date once the CDAC Committee has approved final funding allocations.

BUDGET ANALYSIS

Funding for the programs will be available from PY 19 (Fiscal Year 2020) CDBG allocation to the City. The appropriation of the funds in the City's budget for Fiscal Year 2020 will be submitted to City Council for final approval when the City submits its Fiscal Year 2020 budget.

Purchasing Review: N/A

Financial/Budget Review: Wanja Thomas, MBA

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Power Point Presentation
2. Draft CDAC Meeting Minutes
3. Draft Annual Action Plan

STAFF'S RECOMMENDATION

Staff recommends that Council conduct a 2nd public hearing to receive public input for the proposed PY 19 Annual Action Plan; to approve the PY 19 Annual Action Plan funding allocations and forward comments received to HUD for final approval.

Director Approval: Otis T. Spriggs, AICP

Assistant City Manager/ Bill Atkinson

COMMUNITY DEVELOPMENT BLOCK GRANT PY 2019 ACTION PLAN FUNDING RECOMMENDATION

By: Chalisa G. Dixon
Community Development Coordinator



Building Better Neighborhoods

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.

The CDBG entitlement program allocates annual grants funds to the City of Missouri City from the U.S. Department of Housing and Urban Development (HUD) to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low-and moderate-income persons.





HUD NATIONAL OBJECTIVES



CDBG funded activities must meet one of the following national objectives:

- Benefit low/moderate income individuals
- Prevent or eliminate slums and blight
- Meet an urgent community need



Eligible CDBG Activities

- ❖ Construction of Public Facilities and Infrastructure:
- ❖ Public improvements -such as water and sewer facilities and streets
- ❖ Public facilities-such as neighborhood centers
- ❖ Rehabilitation of: Residential structures/Non-residential structures
- ❖ Acquisition of Real Property for a Public Purpose
- ❖ Demolition/Clearance
- ❖ Public Services, including Fair Housing
- ❖ Historic Preservation
- ❖ Activities relating to energy conservation
- ❖ Acquisition of Real Property Relocation
- ❖ Code Enforcement
- ❖ Economic Development –job creation or retention activities, specific number of jobs must be created or retained based on funding amount



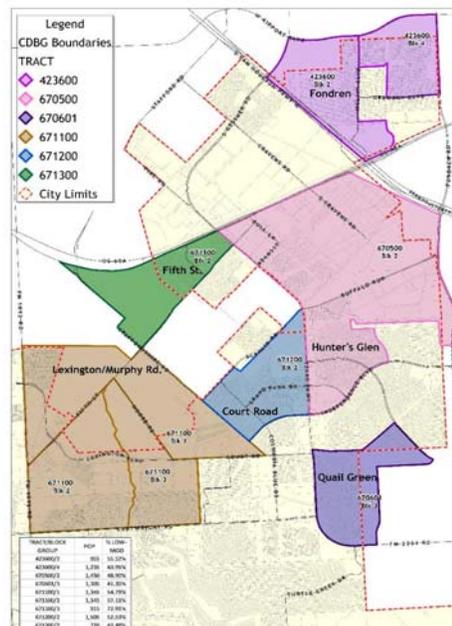
Ineligible Uses of CDBG Funds

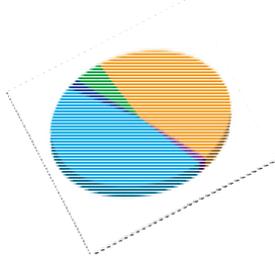
- ❖ Acquisition, construction, or reconstruction of buildings for the general conduct of government
- ❖ Political activities
- ❖ Construction of new housing by units of general local government
- ❖ Operating and maintenance expenses
- ❖ Purchase of equipment
- ❖ Income payments



CDBG TARGET AREA MAP

- *Fondren: CT 4236.02; 4236.04;*
- *Hunter's Glen: CT 6705.02;*
- *Fifth St.: CT 6713.02;*
- *Quail Green: CT 670601.03*
- *Court Road: CT 6712.02*
- *Lexington/Murphy Road: CT 6711.01; 6711.02; 6711.03*





PROGRAM YEAR 2019

❖ Funding for Program Year 2019: **\$284,700**

❖ Unexpended Carry-over Funds: **\$273,732.18**

Anticipated remaining balance from prior years funding: PY17: \$111,219.34 and PY18 \$ 162,512



FUNDED AGENCIES & PROGRAMS



Community
Development
Block
Grant







**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
DRAFT MEETING MINUTES**

July 8, 2019, 6:00 PM

The Community Development Advisory Committee met on Monday, July 8, 2019 at 6:00 PM in the Council Chambers, City Hall Complex, 1522 Texas Parkway, Missouri City, Texas with the following in attendance:

- Eunice Reiter, Committee Chairperson
- Chris Preston, Mayor Pro Tem, Committee member
- Jeffrey Boney, Councilmember, Committee member
- Bertha Eugene, Committee member
- Reginald Pearson, Committee member
- Zelia Brown, Committee member

Absent was:

- Monica Rasmus, Committee Vice Chairperson

Also in attendance were City staff representatives: James Santangelo, Assistant City Attorney; Otis Spriggs, Development Services Director; Chalisa Dixon, Community Development Coordinator; Charles Benton, President of HOA for Bradford Village; Link Brown, Link Housing

1. Roll call.

Chairperson Reiter called the meeting to order at 6:00 pm.

2. APPROVAL OF THE May 16, 2019 MEETING MINUTES

Chairperson Reiter called for a motion to accept the May 16, 2019 Community Development Advisory Committee meeting minutes.

Minutes approved as distributed.

3. CODE ENFORCEMENT REPORT

No discussion.

4. Discuss the Housing Rehabilitation Program:

- a) Amendment to PY17 Annual Action Plan
 1. Reallocation of HUD Pre-award Funding

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon informed that in PY16 emergency repairs were approved by the Committee for four to five properties. These properties exceeded the traditional \$10,000 threshold; the Committee approved approximately \$92,000 for housing rehab, which the additional repairs exceeded

what was previously budgeted for that year. The amendment required by HUD, Housing and Urban Development is to account for the additional cost.

Chair Reiter asked if the money was pulled from PY17, would it leave a shortage in that year. Ms. Dixon informed that it would result in a shortage for PY17. The program would not be able to provide services to as many homes as planned; instead of 10 homes, 5 homes may receive service depending on the cost.

Chair Reiter asked if those homes could be rolled over to PY18. Ms. Dixon replied, "Sure".

Motion by: Councilmember, Committee Member Pearson to approve the Action Plan Amendment.

Second: Councilmember, Committee Member Boney.

The motion is to approve the Action Plan Amendments and increase PY16 budget by \$65,414.30.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

- b) Status on Housing Rehab
 - 2. Viola Abrams Change Order

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon informed that Ms. Abrams was a previous program year applicant; received services through 5th Ward and Fort Bend Habitat for Humanity. Recently the property sustained fire damage in the kitchen. In the process of rehab, it was identified that there was some work completed by Fort Bend Habitat for Humanity, which was patch work, and additional damages occurred. Fort Bend Habitat for Humanity provided volunteer work and did not want to return to the property for additional work.

Ms. Dixon informed that Santex Construction was asked to provide a proposal for the repairs that needed correcting. The cost would be approximately \$3,535.00 to be exact. It was identified that there could be possible termite damage.

Chair Reiter informed that thus far, \$12,400.00 on Ms. Abrams property. She is requesting an additional \$3,535.

Motion by: Committee Member Brown to complete the repairs at the home.

Second: Committee Member Eugene.

The motion is to spend an additional \$3,535 for repairs at 506 Redwood.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

5. Community Development Block Grant Program Updates:

a) CDBG Activity Update

Chair Reiter asked why the “to-date” spending of \$82,554 was not tied to the \$53,000 that was spoken of under agenda item 4(a). Ms. Dixon informed that some of the monies that were IDIS, (Integrated Disbursement & Information System) PY16 were rollover funds. Monies rolled over from PY14 and PY16.

b) Housing Study Status Update

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon informed that the RFP, Request For Proposal was sent to consultants. Responses had not been received. Staff would like to provide additional time for consultants to submit their proposal, with additional time to complete the work. The due date for the proposals has been moved to July 28, 2019, with 90 days to complete the study. The study will not be in the Consolidated plan; however, staff can present it in the CAPER, (Consolidated Annual Action and Evaluation Report) and Action Plan next year.

c) PY19 Annual Action Plan

1. Agency Presentations
2. Allocation recommendation of Public and Non-public Service Activities.

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon informed that HUD, Housing and Urban Development has allocated \$284,700, which is an increase from previous years of approximately \$12,600. HUD allows the City to cap public service activities around 15% and a program administration cap at 20%.

Director of Development Services, Otis Spriggs presented the survey results showing where the community would like to see services provided. The community would like to see economic development, a first homebuyers program, services for the elderly, and the continuation of youth programs. An area was provided for additional comments; staff will gather that information. The survey will continue through August, 2019.

Chair Reiter asked where the respondents lived. Mr. Spriggs informed that the majority are residents. A section for "non-resident" is provided in the survey. Chair Reiter asked if it was citywide or only the CDBG areas. Mr. Spriggs informed that it is citywide.

Ms. Dixon informed that with the electronic survey, hard copies have been provided at a Public Information Meeting; to agencies, residents, and an HOA, Home Owners Association meeting of which Mr. Spriggs attended. Mr. Spriggs informed that one of the questions on the survey asks the participant if they have received HUD funding.

Ms. Dixon informed that around 14 scholarship applications had been received. The application deadline has been extended to July 31, 2019. Chair Reiter asked how much was being allocated per student. Ms. Dixon informed that last year it was \$1,425 per student. Depending on how many students are approved would determine the amount.

Public Service Activity Allocations will be made in the amount of \$42,705: \$11,205 to scholarships; \$10,500 to Meals on Wheels; \$10,500 to Child Advocates, and \$10,500 to Edison Arts. Non-Public Service Activity Allocations will be made in the amount of \$241,995; Housing Rehabilitation for \$95,518; \$27,000 for First Time Home Buyers Program; \$11,000 for Residential Paint Project; Code Enforcement \$51,537, and Program Administration for \$56,940.

Motion by: Committee Member Boney to approve the proposed Annual Action Plan amount of \$284,700.

Second: Committee Member Preston.

A motion is to approve the \$284,700 program year 2019 allocation based upon the proposed schedule presented by staff.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

d) New Consolidated Plan and Activities

1. Section 108 Loan Guarantee

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon introduced Mr. Link Brown, a developer whom is familiar with the Section 108 Loan Guarantee Program. Mr. Link Brown shared with the Committee the Section 108 Loan Guarantee Program is available for cities to use in CDBG areas. Projects on Texas Parkway and Fifth Street would qualify for Section 108 funds. Cities are able to borrow 5 times their CDBG award every year.

Chair Reiter inquired on the interest rate for the loan. Mr. Brown explained the interest rate is set by HUD and varies daily based upon the approval process. Mr. Brown further explained that HUD does not lend the money, funds are provided through a third-party bank; however, HUD guarantees participation in the program and the loan.

Councilmember Boney inquired if the third-party lender is a financial institution, a bank. Mr. Brown stated yes, previously arranged within the program. Although HUD does not lend the money, they used banks such as Wells Fargo Bank and Goldman Sachs Bank whom vest in the instrument. Safeguards are put in place to make sure the program stays in tack.

Councilmember Boney inquired on what type of projects would yield a higher interest rate. Mr. Brown stated once you are approved for the project, the interest is not negotiable. Typically, a package is presented with preset amounts. Further explaining, every project has to be for the betterment of the community, projects of a bigger risk can affect the package.

Chair Reiter informed if Municipal Bonds will be less than going through HUD, if it is greater, there is no point in doing it. Ms. Dixon informed the income based projects usually result with a lower interest rate. Mr. Brown agreed and informed that credits are built into the package, also because it is HUD; it is meant not to have bonds that are tied to the city. Explaining, it is a partnership to spark investment and new development in CDBG areas.

Councilmember Preston inquired of other communities that have incorporated Section Loan 108 into their projects. Mr. Brown stated he would email the Committee a link of cities and their projects. Informing the city would have full control to focus resources in target areas within the City.

Councilmember Boney inquired if Municipalities can use this program to do land banking or infrastructure, to acquire land for future build. Mr. Brown stated the program primary focus is direct resources to CDBG areas.

Mr. Spriggs informed you may use the funds for acquisition and building new structure in CDBG areas. A project can turn vacant property to an investment property, once taxes increase that tax base can be used to repay the loan. Ms. Dixon informed the committee the allocation for PY19 is approximately \$1.4 million. Mr. Spriggs informed CDBG future allocations could be used to repay the loan.

Ms. Dixon informed there is a one-time financing fee of 2.58%, which varies. Based upon the PY 19 allocation, the City's financing fee would be \$36,726. Mr. Spriggs suggested the Section Loan 108 Program be written in the 2019 - 2023 Consolidated Plan, as it was not included in the previous plan; therefore, those resources were a missed opportunity. If written in this Consolidated Plan, the committee would have the option to use the funds for future projects.

Motion by: Committee Member Pearson to add the Section 108 Loan Guarantee Program to the 2019 - 2023 Consolidated Plan

Second: Committee Member Boney.

A motion is to add the Section 108 Loan Guarantee Program funding to the 2019 - 2023 Consolidated Plan.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

2. First time Home Buyers Program

Motion by: Committee Member Boney to add the First Time Home Buyers Program to the 2019 - 2023 Consolidated Plan

Second: Committee Member Pearson.

A motion is to add the First Time Home Buyers Program to the 2019 - 2023 Consolidated Plan.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

3. Residential Paint Program

Motion by: Committee Member Boney to add the Residential Paint Project to the 2019 - 2023 Consolidated Plan

Second: Committee Member Pearson.

A motion is to add the Residential Paint Project to the 2019 - 2023 Consolidated Plan.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

Staff informed the Committee that a draft of the Consolidated Plan and an Activity/Goals Worksheet is enclosed in their packet, to assist in prioritizing program goals for the Consolidated Plan.

A first Public Meeting to present the draft Action Plan and Consolidated Plan will be held Monday, July 15, 2019 at the City Council meeting. A second Public meeting to be held on Monday, August 5, 2019 at the City

Council Meeting. The 30-day comment period will commence July 15, 2019 and end August 15, 2019.

Staff informed that the Action Plan and Consolidated Plan will be submitted to HUD August 16, 2019; therefore, a CDAC meeting will need to take place to take action on the final.

The next meeting date would be July 29th or July 30th.

6. Public Comment: None.

7. Adjourn.

Adjourn.

Chairperson Reiter adjourned the meeting at 6:58 p.m.

Eunice Reiter, Chairperson

DRAFT



PY 2019
ANNUAL ACTION PLAN

**The U. S. Department of
Housing and Urban Development's
Community Development Block Grant Program (CDBG)**

**1st Program Year of the
2019-2023 Consolidated Plan**

**City of Missouri City, Texas
DUNS 083582882**

Yolanda Ford, Mayor

Vashaundra Edwards, At Large Pos. 1

Chris Preston, Mayor Pro Tem, At Large Pos. 2

Reginald Pearson, District A

Jeffrey Boney, District B

Anthony Maroulis, District C

Floyd Emery, District D

Anthony Snipes, City Manager

August 16, 2019

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

HUD regulations at 24 CFR Part 91.15 (a)(2) require that City of Missouri City to submit an Action Plan to HUD by August 16, 2019, to receive PY 2019-2020 formula allocation. The Action Plan outlines how these funds will be used to address the goals and objectives outlined in the City's Four Year Consolidated Plan (2019-2023). The PY 2019 Annual Action Plan represents the first year plan for the current Consolidated Plan process (2019-2023). The City received its PY 19 Funding Allocations notice on May 1, 2019, in the amount of \$284,700 for the Community Development Block Grant (CDBG); and Section 108 borrowing authority of \$1,423,500, which may be used to leverage the City's CDBG funding to access low-interest, long-term financing to invest in Opportunity Zones or our CDBG Target Area.

Total estimated PY 2019 funding is \$582,533.58. *(The Draft Annual Action Plan includes information regarding proposed projects to expend an estimated \$284,700 CDBG allocation for PY 2019 plus estimated \$76,357.51 PY2018 & PY2018 carry-over funds. Total estimated PY 2019 funding is \$357,622.51.)* The Department of Development Services (DS) is the lead department responsible for the consolidated planning process. The development of the Action Plan and the Consolidated Plan involves collaboration with other city departments, social service providers, housing developers, economic development entities, and the general public. These efforts shaped the various housing, community development, and economic development strategies which are outlined in the Action Plan.

Included in the plan are the following projects:

- Code Enforcement in CDBG Target Areas
- Housing rehabilitation for owner-occupied units throughout the City
- Services to Disabled Persons - Public service activities other than low/moderate income housing benefit: 15 Persons
- Public Services for Abused and Neglected Children - Public service activities other than low/moderate income housing benefit: 80 Persons
- Public Services for home-bound seniors - Public service activities other than low/moderate income housing benefit: 25 Persons
- Public Services for Scholarships for post-secondary education - Public service activities other than low/moderate income housing benefit: 5 Persons
- Fair Housing Workshop
- Market Housing Study (PY 2017)
- Non-Public Service Activities: Provide additional resources to target areas, such as the First Time Homebuyers Program, Residential Paint Project
- Non-Public Service Activity Parks Improvement Projects

- Program Administration

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's pending 2019-2023 Year Consolidated Plan, which covers the period October 2019 to September 2020, contains the goals and objectives which the City plans to address over the four year period. The Action Plan identifies those Four Year Plan goals and objectives that will be addressed with funding in that particular fiscal year. The Action Plan identifies 8 activities to be carried out the goals, objectives and outcomes which will be addressed in:

1. Housing Rehabilitation: \$95,518 to provide owner-occupied housing rehabilitation.
2. Non-Public Service Activities: \$38,000 to provide additional resources to target areas, such as the First Time Homebuyers Program, Residential Paint Project and/or Parks Improvements.
3. Code Enforcement: \$51,537 to provide code enforcement in CDBG Target Areas
4. Post-secondary Scholarships: \$11,205 to provide scholarships for education
5. Public Service Activity: \$10,500 to provide (Fort Bend Seniors- home-delivered meals)
6. Public Service Activity: \$10,500 to provide (Child Advocates- services to neglected/abused children)
7. Public Service Activity: \$10,500 to provide (Edison Arts- educational services to children)
8. Fair Housing: \$1000 to provide Fair Housing Workshops

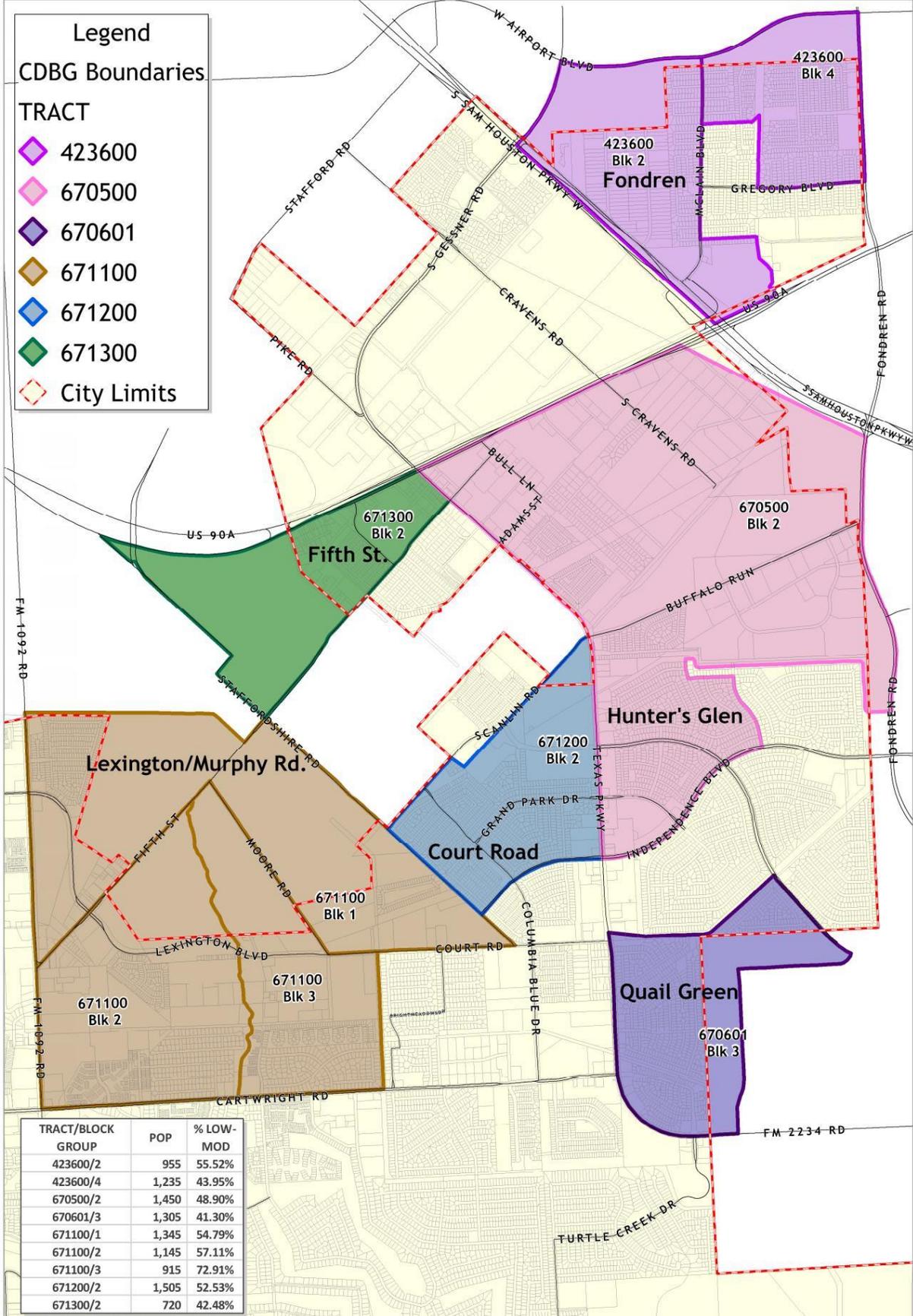
The PY 2019 Annual Action Plan addresses the priority needs set forth in the PY 2019-2023 Consolidated Plan. The proposed activities will serve low- to moderate-income residents through area-based code enforcement; park improvement; housing unit-based housing rehabilitation; and client-based home-delivered meals to the elderly, counseling to abused and neglected children; school-aged education; and post-secondary scholarships. The City will continue to affirmatively further fair housing within its jurisdiction and comply with Section 3 in reducing poverty by employing Section 3 contractors and subcontractors to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in Fair Housing and Section 3.

Legend

CDBG Boundaries

TRACT

- ◆ 423600
- ◆ 670500
- ◆ 670601
- ◆ 671100
- ◆ 671200
- ◆ 671300
- City Limits



| TRACT/BLOCK GROUP | POP | % LOW-MOD |
|-------------------|-------|-----------|
| 423600/2 | 955 | 55.52% |
| 423600/4 | 1,235 | 43.95% |
| 670500/2 | 1,450 | 48.90% |
| 670601/3 | 1,305 | 41.30% |
| 671100/1 | 1,345 | 54.79% |
| 671100/2 | 1,145 | 57.11% |
| 671100/3 | 915 | 72.91% |
| 671200/2 | 1,505 | 52.53% |
| 671300/2 | 720 | 42.48% |

Map By:
GIS Division
February 2016

**Community Development
Block Grant (CDBG)**

%Low-Mod >=41.98%, CDBG Eligible (2019 Edited Exception)

0 0.125 0.25 0.5 0.75 1 Miles

Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. No guarantee is given as to the accuracy or currency of any of the data. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. Users of this map are hereby notified that these primary sources should be consulted for verification of the information presented here. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.

Missouri City CDBG Target Area Map

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The following were the major achievements reported in the latest Consolidated Annual Performance and Evaluation Report which covered the period of July 1, 2018 to September 30, 2019:

- Housing - 9 households were assisted.
- Public Services (excluding services to homeless) - 188 persons benefitted.
- Public Facilities Improvements - 2 public facilities and infrastructure projects were
 1. Code Enforcement -2,089 persons benefitted.
 2. Fair Housing - No fair housing complaints were received during PY2018, the public service agencies are on target to meet their goals. The City awards scholarships to all eligible applicants. Housing rehabilitation and code enforcement are also on target. The PY 15 housing rehabilitation program units were completed in PY2018. The PY 16 housing rehabilitation program units will be completed by the end of PY2018; along with the proposed PY 2017 units. The City carried out a number of administrative tasks, including attending several HUD-sponsored workshops/conferences and webinars on fair housing, Section 3, and labor relations. Additionally, the City devoted significant general fund resources to enhancing the housing rehabilitation project through renewing their Rehabilitation Software program, utilization of the Energov System for permitting process, and engaging the City's Building Inspectors to perform necessary inspections. The City improved its CDBG Funding Application and Housing Rehabilitation documents, as well as the Subrecipient review process for the PY2019.

In addition, during PY2018, the City's was proud to participate in a regional collaboration of fair housing assessments and affirmatively furthering fair housing for program year 2018-2023, which was realigned to the Analysis of Impediments for Fair Housing (AI). We will evaluate through the Comprehensive Plan update process, opportunities for redevelopment along four of the City's major corridors Texas Parkway; Cartwright Road; and FM 1092, and its influence development strategies within CDBG target areas including Fifth Street.

The City of Missouri City is committed to affirmatively furthering fair housing choice throughout the City. Title VIII of the Civil Rights Act of 1968 makes discrimination based on race, color, religion, sex, national origin, familial status or disability illegal in connection with the sale or rental of housing and land.

In PY2018, the City continued to work with the Houston Metropolitan Transit Authority (METRO) and Fort Bend Transportation to provide demand-response transportation services for the disabled and elderly. Other transportation services are provided from regional locations to various shopping and health-related hubs. The City will continue to work with METRO to encourage the establishment of fixed-route transit along major thoroughfares in Missouri City.

Also in PY2018, the City began the Request for Proposal process to commence The Housing Study Plan. The Housing Study will provide a measured assessment of present and future unmet housing demand to help formulate community-specific housing policy priorities and intervention strategies related to regulatory changes and the investment of City resources. Study findings will assist the City in financing resources offered through the U.S. Department of Housing and Urban Development and resources

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Citizen Participation Process includes the integral participation of a 7-member Community Development Advisory Committee. The CDAC is comprised of the 3 district City Council members serving the CDBG Target Areas and 4 citizens living in the Target Areas. In addition to oversight and input from the CDAC, the City also hosts 2 public hearings each year and a 30-day public comment period for the Annual Action Plan. During years in which the Consolidated Plan is developed, the City includes its process in the public hearings and public comment period. Additionally, during the Action/Consolidated Plan process and Fair Housing Planning periods, the City utilizes a public survey to solicit detailed concerns and comments from residents. The surveys are in English and Spanish and are available electronically on the City's website, emailed to all public service agencies and advocacy groups, and available in paper copy at the City's library and City Hall. Agencies and advocacy groups, including homeowner's associations are asked to share the internet link and paper copies of the surveys with their constituents.

For this PY 2019-2023 Consolidated Plan, the City consulted with a number of individuals, including CDAC members through the CDAC meetings, American Red Cross, Metropolitan Transit Authority, Houston-Galveston Area Council, Fort Bend County, public service agencies, minority and special populations' advocacy groups, housing rehabilitation agencies and the staff in City departments. Texas Department of Housing and Community Affairs and their various on-line databases were consulted for information regarding state-wide Section 8 Housing Choice Vouchers, Low-Income Housing Tax Credit properties, state-wide plans and Analyses of Impediments.

More importantly, the City joined in a regional consortium of sister-agencies and conducted a Regional Analysis of Impediments to Fair Housing Choice.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public hearings to receive comments for or against the proposed City's Community Development Block Grant Program Year 2019 Annual Action Plan were held on July 15, 2019 and August 5, 2019. All comments are summarized as listed below:

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments /views not were not accepted when preparing the Action Plan. At the City Council meeting on August 5, 2019 the Council discussed and approved the public hearing regarding the proposed strategies and recommendations presented by staff which included provision of funding for housing rehabilitation, public facilities, & code enforcement projects, and related Public Services.

7. Summary

The Program Year 2019 Action Plan in its first year of the 2019-2023 Consolidated Plan represents the City's plan to ensure an improved quality of life for its low and moderate income residents. The primary objective of the Missouri City CDBG program is the development of a viable urban community through the establishment of decent housing, a suitable living environment, and economic opportunities primarily for low and moderate income persons. These objectives are achieved through a comprehensive approach to program implementation focused on infrastructure, public services, and housing rehabilitation projects throughout the community.

The City of Missouri City's goal is to ensure that all areas of the City have comparable city services and infrastructure and that all residents have equal access to programs. The City aims to be a place where residents of all income levels and situations can enjoy all stages of their lives. The Plan identifies needs and establishes a strategic plan for meeting those needs. The Plan will serve as a guide for decision makers in creating strategies that address the provision of adequate streets, sidewalks, parks and green spaces, community facilities, and quality public services for persons living in low-income communities.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|-----------------------|---------------|---------------------------------|
| Lead Agency | MISSOURI CITY | |
| CDBG Administrator | MISSOURI CITY | Development Services Department |
| HOPWA Administrator | | |
| HOME Administrator | | |
| HOPWA-C Administrator | | |

Table 1 – Responsible Agencies

Narrative (optional)

The City of Missouri City is the CDBG Grantee and the lead agency responsible for administering the programs covered by the Consolidated Plan. The Development Services Department is responsible for the programmatic activities while the Finance Department manages all financial duties. The City has on staff a Community Development Coordinator to conduct the majority of the day-to-day activities and will contract with a CDBG consulting firm to provide technical assistance to the staff and subrecipients, if needed.

The Educational Scholarships Program and the Housing Rehabilitation program are administered in-house by the Development Services Department staff. The Housing Rehabilitation program is managed by two (2) general contractors with administrative approval from City staff. The City has engaged the Building Inspection department to supervise the inspections and permitting of the Housing rehabilitation program. The Code Enforcement, Public Facilities and Capital projects are managed in-house within the Police Department, Public Works and Parks Departments, respectively. Other programs are administered by the subrecipients with oversight by the City staff responsible for CDBG.

The Community Development Advisory Committee convenes to set the funding levels for activities, review progress throughout the year and approve any programmatic changes.

Consolidated Plan Public Contact Information

The City of Missouri City provides residents and stakeholders the opportunity to participate in the CDBG process throughout the year and particularly during the Consolidated and Annual Action Planning Processes. The City's Development Services Department is the primary contact for all public inquiries and comments, however, all of the City's elected officials and members of the Community Development Advisory Committee (CDAC) receive inquiries and comments and notify the Development Services Department to fully address the issues. The City's Community Development Advisory Committee meets multiple times during the annual planning process and periodically throughout the year when amendments are needed and/or issues arise that require review and action by the committee. The CDAC is comprised of the three City Councilmembers responsible for districts in which CDBG Target Areas fall as well as of four residents of the City, each representing different geographic areas or programmatic areas of concern.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Missouri City endeavors to consult with any and all entities that can provide information, services, or funding regarding the needs of the under-resourced and special needs populations in the City. This includes citizen groups, service providers, business leaders, and individual residents themselves. The purpose of the consultation is to ensure that the City's CDBG funds are used to the best and highest use possible, that additional funds are identified and leveraged, and that the residents of Missouri City are provided the best neighborhoods and services possible.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City makes every effort to consult with and coordinate with public and private service providers serving Missouri City. Currently, no public housing agency serves Missouri City. The State of Texas' Section 8 Housing Choice Voucher (HCV) program does not cover Fort Bend County or Missouri City. The Harris County Section 8 Housing Choice Voucher program does cover a small corner of Missouri City, but the area is single family and industrial with no multi-family and few rental units. No Harris County HCV program participants have elected to rent in the Fondren Park area that covers Missouri City and Harris County. Fort Bend County is in the process of becoming a Public Housing Authority with Section 8 HCVs, however the designation has not been finalized and there are no funds to provide vouchers to a new PHA.

The City has funded the Child Advocates of Fort Bend County, which receives Missouri City CDBG funding, provides counseling to neglected and abused children and their non-offending guardians.

The City funds several other public service agencies and works with all of the funded agencies as well as others serving the City to facilitate coordination among the service providers. Housing and service providers are encouraged to assist clients in identifying other agencies that can provide additional services and have been instrumental in referring clients to other service providers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

There is no Continuum of Care program specifically for Missouri City or Fort Bend County. Several years ago, the Coalition for the Homeless of Houston/Harris County expanded its jurisdiction to cover all of Fort Bend County, including Missouri City. The City, through its consultant, discusses the needs in Fort Bend County with the Coalition. Currently, Fort Bend Women's Center receives CoC funds within the county. Fort Bend County Family Promise received Shelter + Care funding, but cancelled its contract as the program did not address the agency's mission. Family Promise is located in Missouri City. Both, FBF Promise and the FB Women's Center serve Missouri City homeless residents.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | Fort Bend Seniors |
| | Agency/Group/Organization Type | Services-Elderly Persons |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City funds Fort Bend Seniors' Meals on Wheels program and consults with the agency as to the additional needs of its clients. The anticipated outcome is that when a housing rehabilitation client appears to be in need of home-delivered meals, the City will refer them to Fort Bend Seniors; and when a Meals on Wheels client is living in a deteriorated home, Fort Bend Seniors refers the client to the City for possible inclusion in the housing rehabilitation program. |
| 2 | Agency/Group/Organization | Fort Bend County Community Development |
| | Agency/Group/Organization Type | Other government - County Grantee Department |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy |

| | | |
|---|--|--|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City collaborates with the County's Community Development Department to refer agencies and residents to each other depending on location and need. The anticipated outcomes include (1)ensuring that the under-resourced and special needs populations are provided services through the agency eligible to serve them and (2)determining housing needs/programs throughout the county and how to best access those eligible for Missouri City, as well as understanding the status of the County's proposed Section 8 HCV program. |
| 3 | Agency/Group/Organization | Missouri City Community Development Advisory Committee |
| | Agency/Group/Organization Type | Civic Leaders Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Community Development Advisory Committee, comprised of 3 City Councilmembers and 4 citizen members, 2 of whom reside in the CDBG Target Areas provides valuable consultation to the City staff in the areas of public facility/infrastructure needs, social service needs, priorities of residents, and capacity of applicant agencies. The CDAC meets with City staff numerous times throughout the year and individual members are in contact with the City staff to relay information. The anticipated outcome is to ensure that the priorities of the residents are met and that the City is as efficient and cost-effective in addressing the needs of the under-resourced as possible. |
| 4 | Agency/Group/Organization | CHILD ADVOCATES OF FORT BEND COUNTY |
| | Agency/Group/Organization Type | Services-Children |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City funds Child Advocates and collaborates and consults with them throughout the year. The anticipated outcome is to determine changes in need and procedures as well as ways in which the City can better serve the agency and assist the agency in serving abused and neglected children in Missouri City. |
| 5 | Agency/Group/Organization | Fort Bend Habitat for Humanity |
| | Agency/Group/Organization Type | Housing Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Lead-based Paint Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Throughout the year, the agency was consulted regarding the housing needs both for rehabilitation and affordable housing purchase. The City works closely with Fort Bend Habitat for Humanity and the collaboration and coordination has resulted in and will continue to result in identifying ways in which to further the housing rehabilitation program, address the need for more affordable housing units and find alternative funding for those housing needs which fall outside the scope of the City's CDBG program. The anticipated outcomes are (1) to determine and implement the best practices for housing rehabilitation, (2) to work jointly in securing additional funding sources for special situations and (3) to increase the number of affordable housing units for sale in Missouri City. For PY 18 the City hired an additional General Contractor to conduct the Housing Rehabilitation projects. |
| 6 | Agency/Group/Organization | Santex Construction, LLC |
| | Agency/Group/Organization Type | Housing Services - Housing |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Lead-based Paint Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Throughout the year, the agency was consulted regarding the housing needs both for rehabilitation and affordable housing purchase. The City works closely with Santex, LLC and the collaboration and coordination has resulted in and will continue to result in identifying ways in which to further the housing rehabilitation program, address the need for more affordable housing units and find alternative funding for those housing needs which fall outside the scope of the City's CDBG program. The anticipated outcomes are (1) to determine and implement the best practices for housing rehabilitation, (2) to work jointly in securing additional funding sources for special situations and (3) to increase the number of affordable housing units for sale in Missouri City. For PY 18 the City hired Santex, LLC as an additional General Contractor to conduct the Housing Rehabilitation projects. |
| 7 | Agency/Group/Organization | Edison Art Foundation , Inc. |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This agency provides services for youth from a summer arts repertory perspective for underserved, economically disadvantaged, and foster care youth and teens. |

Identify any Agency Types not consulted and provide rationale for not consulting

The primary agency types not consulted are:

- Public Housing Authority due to the non-existence in Missouri City or Fort Bend County

- General population emergency shelters, transitional housing, and permanent supportive housing due to the non-existence in Missouri City or within a reasonable distance in Fort Bend County

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|------------------------|---|--|
| Continuum of Care | Coalition for the Homeless of Houston/Harris County | The goals of Missouri City's Strategic Plan overlap in the sense that the needs of the homeless, particularly victims of domestic violence, have received a high priority and that Missouri City has reached out to the 2 homeless providers in the area to encourage application for funding. |
| Disaster Recovery Plan | State of Texas General Land Office | The goals of the strategic plan overlap in the sense that (1) flood prevention is a high priority and (2) housing rehabilitation is a high priority. The City has worked with GLO to determine any prevention activities that should be funded through the Disaster Recovery funds. Likewise, the City is working with Houston Galveston Area Council, as a subrecipient of GLO, to determine the ability to secure housing demolition/reconstruction or major housing rehabilitation for those homeowners whose houses are beyond the scope of the City's housing rehabilitation program. The City has requested CDBG-DR funds from Fort Bend and Harris County through GLO to recover from past disasters. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Disaster Recovery and Relief has been a priority of the City as many residents have contacted Development Services for assistances. Staff has connected those individuals with the GLO and other service providers such as Volunteers of America, local faith-base organizations, as well as Fort Bend Habitat who also has a disaster relief arm in terms of services. From a housing needs perspective, the high-priority rating of housing repair has been realized by a number of residents, as demonstrated in the Needs Assessment Survey.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation Process includes the integral participation of a 7-member Community Development Advisory Committee. The CDAC is comprised of the 3 district City Council members serving the CDBG Target Areas and 4 citizens living in the Target Areas. In addition to oversight and input from the CDAC, the City also hosts 2 public hearings each year and a 30-day public comment period for the Annual Action Plan. During years in which the Consolidated Plan is developed, the City includes its process in the public hearings and public comment period. Additionally, during the Consolidated Planning and Fair Housing Planning periods, the City utilizes a public survey to solicit detailed concerns and comments from residents. The surveys are in English and Spanish and are available electronically on the City's website, emailed to all public service agencies and advocacy groups, and available in paper copy at the City's library and City Hall. Agencies and advocacy groups, including homeowner's associations are asked to share the internet link and paper copies of the surveys with their constituents.

For this PY 2019-2023 Consolidated Plan and the proposed 2019 Annual Action Plan, the City consulted with a number of individuals, including CDAC members through the CDAC meetings, Houston-Galveston Area Council, Fort Bend County, public service agencies, minority and special populations' advocacy groups, housing rehabilitation agencies and the staff in City departments. Texas Department of Housing and Community Affairs and their various on-line databases were consulted for information regarding state-wide Section 8 Housing Choice Vouchers, Low-Income Housing Tax Credit properties, state-wide plans and Analyses of Impediments.

More importantly, the City joined in a regional consortium of sister agencies and conducted a Regional Analysis of Impediments to Fair Housing Choice.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|---|--|--|---|
| 1 | Public Meeting | Non-targeted/broad community | One informational application preparedness meeting and two public hearings were conducted. | A number of housing rehabilitation questions were fielded and responded to. Pending. | N/A | https://www.missouricitytx.gov/947/Public-Notices |
| 2 | Newspaper Ad | Non-English Speaking - Specify other language: Spanish Non-targeted/broad community | Ads are placed in English and Spanish notifying the public of the 2 public hearings and the 30-day public comment period. | No Public Comments received | No Public Comments received | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|--|--|--|--|---|---|
| 3 | Community Development Advisory Committee (CDAC) meetings | Non-targeted/broad community | Throughout the year the City hosts meetings of the Community Development Advisory Committee that are open to the public and notice is posted on the City's website and at City Hall at least 72 hours prior to the meetings. | Comments from the CDAC are included in the minutes and involve funding priorities. The Non profits representatives who applied for the CDBG program attended the meetings. | All comments that are received are accepted and reviewed. Responses are made as is applicable. All CDAC member and public comments are part of the minutes and are accepted and incorporated. | https://www.missouricitytx.gov/957/Community-Development-Advisory-Committee |
| 4 | Internet Outreach | Non-English Speaking - Specify other language: Spanish | Visited HOA Meetings, public areas, places contacts made with residents. | See Survey Results | All that agreed to participate were received. | https://forms.gle/L3VnXLoiyxt9K1m7 |

Table 4 – Citizen Participation Outreach

DRAFT

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City will receive \$284,700 in CDBG funds for PY2019. It anticipates having outstanding balances remaining approximately \$273,732.18 (which includes PY18: \$162,512.84 and PY 17: \$111,219.34), which will carry over to PY2019. The City does not have program income. Therefore, for PY2019, it anticipates approximately \$558,432.18 in available funds for serving low- to moderate-income residents. Prior year resources will be allocated to Housing Rehabilitation, if necessary. In addition to the CDBG allocation, the projects funded will also be leveraged by substantial additional resources from the subrecipients and the City's general fund. The amount leveraged will be approximately \$2 for every CDBG dollar spent.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan | Narrative Description |
|---------|-----------------|---------------|----------------------------------|-----------------------|-----------------------------|--------------|--|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| | | | | | | | | |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 284,700 | 0 | 273,732 | 558,432 | 558,432 | Outstanding activities include Administration, Housing Rehabilitation, Subrecipients, Scholarships, Public Services Projects, etc. |

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City addresses the needs identified in the plan through its public parks, businesses and housing, owned and operated by the City of Missouri City. The Fifth Street Corridor contain properties by private owners, the City will work with those owners to provide housing rehabilitation, economic development and neighborhood stabilization to eliminate slum and blight.

Discussion

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|--|--|--------------------|---|
| 1 | Housing Rehabilitation & Minor Paint Program | 2019 | 2023 | Affordable Housing | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road | Housing Rehabilitation | CDBG: \$105,518 | Homeowner Housing Rehabilitated: 10 Household Housing Unit |
| 2 | Code Enforcement | 2019 | 2023 | Non-Housing Community Development | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road | Code Enforcement | CDBG: \$51,537 | Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit Other: 500 Other |
| 3 | Services to Neglected or Abused Children | 2019 | 2023 | Non-Housing Community Development | | Services to Neglected or Abused Children | CDBG: \$10,500 | Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------------------|------------|----------|--|--|-------------------------|-------------------|--|
| 4 | Meals on Wheels | 2019 | 2023 | Non-Homeless Special Needs Non-Housing Community Development | | Senior Services | CDBG: \$10,500 | Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted |
| 5 | Post Secondary Scholarships | 2019 | 2023 | Non-Housing Community Development | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road | Educational Services | CDBG: \$11,205 | Public service activities other than Low/Moderate Income Housing Benefit: 8 Persons Assisted |
| 8 | Parks Improvements | 2019 | 2023 | Non-Housing Community Development | | | CDBG: \$29,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3000 Households Assisted |
| 9 | Fair Housing | 2019 | 2023 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs | | | | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted |
| 10 | First-time Home Owner Assistance | 2019 | 2023 | | | | CDBG: \$27,000 | Public service activities for Low/Moderate Income Housing Benefit: 4000 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------------|------------|----------|-----------------------------------|-----------------|-----------------|---------|---|
| 11 | Storm Drainage and Flood Prevention | 2019 | 2023 | Non-Housing Community Development | | | | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted |

Goals Summary Information

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Housing Rehabilitation & Minor Paint Program |
| | Goal Description | CDBG funds of \$95,518 will provide minor to moderate rehabilitation to 10 owner-occupied home, in addition to \$11,000 provide 4 residents with exterior painting improvement of low- to moderate-income. |
| 2 | Goal Name | Code Enforcement |
| | Goal Description | The City will continue to assign a code enforcement officer to survey, inspect, and cite properties in the CDBG Target Areas and to represent the City in any legal proceedings and interactions with the property owners who fail to comply. |
| 3 | Goal Name | Services to Neglected or Abused Children |
| | Goal Description | Child Advocates of Fort Bend will provide forensic interviews of and counseling to victims of child abuse and/or neglect. |

| | | |
|----|-------------------------|--|
| 4 | Goal Name | Meals on Wheels |
| | Goal Description | Fort Bend Seniors will provide hot home-delivered meals to home-bound seniors. |
| 5 | Goal Name | Post Secondary Scholarships |
| | Goal Description | The City will provide scholarships to up to 8-10 high school graduates or students enrolled in college or trade school. A scholarship review committee has been established to review the applications and determine eligibility and rankings. |
| 8 | Goal Name | Parks Improvements |
| | Goal Description | Hunters Glen Park Trail will provide public park improvements within city limits to benefit 3000 persons. |
| 9 | Goal Name | Fair Housing |
| | Goal Description | Program will affirmatively further Fair Housing by offering educational oppotunities to low-to-moderate income persons. |
| 10 | Goal Name | First-time Home Owner Assistance |
| | Goal Description | CDBG Program to offer first time home buyers program to eligible residents in the form of a 5-year forgivable loan not to exceed 5% of the sales price. |
| 11 | Goal Name | Storm Drainage and Flood Prevention |
| | Goal Description | CDBG funds will be used in conjunction with other resources to facilliate City Engineering projects, for storm drainage and flood prevention. |

Projects

AP-35 Projects – 91.220(d)

Introduction

| Project | Allocation | Assisted |
|-------------------------------------|------------|--------------------------|
| Housing Rehabilitation | \$95,518 | 10 |
| First Time Homebuyers | \$27,000 | 3 |
| Code Enforcement | \$51,537 | 500 houses, 500 other |
| Education (Scholarships) | \$11,205 | 10 |
| Edison Arts | 10,500 | 25 |
| Children Services (Child Advocates) | \$10,500 | 75 |
| Senior Services (Meals on Wheels) | \$10,500 | 25 |
| Residential Paint Project | \$11,000 | 4 |
| Program Administration | \$56,940 | N/A |
| Total | \$284,700 | |

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

DRAFT

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| | |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

| One Year Goals for the Number of Households to be Supported |
|---|
| Homeless |
| Non-Homeless |
| Special-Needs |
| Total |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through |
|---|
| Rental Assistance |
| The Production of New Units |
| Rehab of Existing Units |
| Acquisition of Existing Units |
| Total |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

DRAFT

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion:

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

Actions planned to enhance coordination between public and private housing and social service agencies

Discussion:

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

DRAFT



CITY COUNCIL AGENDA ITEM COVER MEMO

August 5 2019

To: Mayor and City Council
Agenda Item: 7(b)(2) Public Hearing to receive comments for or against for the proposed 2019-2023 Consolidated Plan; also to consider approval and authorization for 2019-2023 Consolidated Plan subject to further input.
Submitted by: Chalisa G. Dixon, Community Development Coordinator

SYNOPSIS

Public hearing to receive comments for or against the proposed 2019 - 2023 Consolidated Plan and authorize approval of Consolidated Plan subject to further input from public comments as recommended..

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

BACKGROUND

The City is required by the U.S. Department of Housing and Urban Development (HUD) to develop a multi-year Consolidated Plan every 3 to 5 years. The Consolidated Plan presents how the City of Missouri City will use funds provided by the U.S. Department of Housing and Urban Development (HUD) during fiscal years 2019-2023. The Consolidated Plan contains information about the City's needs relative to housing, homelessness, public facility and service, and non-housing community development needs, as well as ideas for grant activities the City should consider funding in the next program year. It also includes information on the prioritization of needs, anticipated resources, goals, and strategies to govern the funding decisions.

Pursuant to Federal guidelines and the City's Citizen Participation Plan, the City has published notice of two (2) public hearings to allow the public to express comments (including a 30-day comment period) related to the proposed recommendations funded to the City by the U.S. Department of Housing and Urban Development, through the Community Development Block Grant Program (CDBG). The consolidated planning process serves as the framework for community and City input to identify priorities and goals to focus funding for the CDBG program.

The primary purpose of the CDBG Program is to develop, enhance and preserve urban communities through the provision of funds to provide investments to alleviate physical and economic deterioration, explain housing opportunities and provide services to the public.

All activities and projects funded under the CDBG Programs must meet one (1) of three (3) national objectives:

1. Benefit low-and moderate-income persons;
2. Aid in the prevention or elimination of slum or blight; or,
3. Meet an urgent community development need, as defined by HUD

Again, we are in our final year of the 2013- 2018 Consolidated Plan, the pending Consolidated Plan is set to be delivered to HUD by August 16, 2019. The City's Community Development Advisory Committee (CDAC) met on July 8, 2019 to discuss recommendations for the 2019 – 2023 Consolidated Plan.

BUDGET ANALYSIS

Funding for the programs will be provided through the U.S. Department of Housing and Urban Development (HUD).

Purchasing Review: N/A

Financial/Budget Review: Wanja Thomas, MBA

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Consolidated Plan Goal/Activity Table
2. Draft CDAC Meeting Minutes
3. Draft 2019 – 2023 Consolidated Plan

STAFF'S RECOMMENDATION

Staff recommends that Council conduct a 2nd public hearing to receive public input for the proposed 2019-2023 Consolidated Plan, and to approve the 2019-2023 Consolidated Plan as recommend, to submit received to HUD for final approval.

Director Approval: Otis T. Spriggs, AICP

Assistant City Manager/ Bill Atkinson

CONSOLIDATED PLAN GOAL/ACTIVITY TABLE

| Matrix Code | Goal/Activity Name | Needs/Objective Addressed | Goal Outcome Indicator | Priority (H,M,L) High, Med.,Low |
|--------------------|---|---|---|---------------------------------|
| 05V | Neighborhood Cleanups | One-time or short-term efforts to remove trash and debris from neighborhoods. | Neighborhood Cleanup campaigns or graffiti removal | L |
| 14I | Lead-Based Paint/Lead Hazards Testing/Abatement | S.F. Housing Rehabilitation | Assure quality of life and safety for 5-7 low-mod persons | L |
| 03L | Sidewalk Improvements | Sidewalk Improvements | 3000 Persons Assisted | M |
| 03I | Storm Drainage and Flood Prevention | Storm Drainage & Flood Prevention | 250 Persons Assisted | M |
| 05H | Adult Basic Education | Educational Services | 160 Persons Assisted | M |
| 05E | Transportation Services | Elderly Services | 40 Persons Assisted | M |
| 05M | Pediatric Health Care | Health Care | 500 Persons Assisted | M |
| 03K | Street Improvements | Street Improvements | 800 Persons Assisted | M |
| 05J | Fair Housing | Fair Housing | 4000 Persons Assisted | M |
| 14E | Rehabilitation: Publicly or Privately Owned Commercial/Industrial | Exterior “façade improvements”); Correction of code violations. | Assist 5-10 Business with preventing blight and decline along focus corridors | M |
| 05Y | Housing Counseling under 24 CFR 5.100 Supporting DA (05R) | Affordable Housing | Promote Home Ownership for 8-12 residents | M |
| 19E, 24A, 24B, 24C | Repayments of Section 108 Loans, Debt Service Reserve, Activities | Addressing Blight | Assist 5-10 Business with preventing blight and decline along focus corridors | M |

CONSOLIDATED PLAN GOAL/ACTIVITY TABLE

| | | | | |
|-----|---|--|---|---|
| 18A | Economic Development Direct Financial Assistance to For-Profit Business | Acquiring property, clearing structures, building, rehabilitation, loans and loan guarantees | Assist 5-10 Business with preventing blight and decline along focus corridors | M |
| 14A | Housing Rehabilitation | Housing Rehabilitation | 35 – 50 Housing Units | H |
| 03F | Parks Improvements | Parks Improvements | 3000 Persons Assisted | H |
| 05D | Services to Neglected or Abused Children | Services to Neglected or Abused Children | 300 Persons Assisted | H |
| | Post Secondary Scholarships | Educational Services | 40 Persons Assisted | H |
| | Meals on Wheels | Senior Services | 40 Persons Assisted | |
| 05A | | | | H |
| 15 | Code Enforcement | Code Enforcement | 2000 Housing Units/2000 non-residential properties | H |
| 05R | Downpayment Assistance | Affordable Housing | Promote Home Ownership for 8-12 residents | H |
| 20 | Planning | Consolidated Plans; Action Plans, Housing Plans; Neighborhood Plans. | Assure Plans are completed by deadlines. | H |
| 21A | CDBG Program Administration | Program Administration | Annual administrative managemnet of HUD Funds | H |



**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
DRAFT MEETING MINUTES**

July 8, 2019, 6:00 PM

The Community Development Advisory Committee met on Monday, July 8, 2019 at 6:00 PM in the Council Chambers, City Hall Complex, 1522 Texas Parkway, Missouri City, Texas with the following in attendance:

- Eunice Reiter, Committee Chairperson
- Chris Preston, Mayor Pro Tem, Committee member
- Jeffrey Boney, Councilmember, Committee member
- Bertha Eugene, Committee member
- Reginald Pearson, Committee member
- Zelia Brown, Committee member

Absent was:

- Monica Rasmus, Committee Vice Chairperson

Also in attendance were City staff representatives: James Santangelo, Assistant City Attorney; Otis Spriggs, Development Services Director; Chalisa Dixon, Community Development Coordinator; Charles Benton, President of HOA for Bradford Village; Link Brown, Link Housing

1. Roll call.

Chairperson Reiter called the meeting to order at 6:00 pm.

2. APPROVAL OF THE May 16, 2019 MEETING MINUTES

Chairperson Reiter called for a motion to accept the May 16, 2019 Community Development Advisory Committee meeting minutes.

Minutes approved as distributed.

3. CODE ENFORCEMENT REPORT

No discussion.

4. Discuss the Housing Rehabilitation Program:

- a) Amendment to PY17 Annual Action Plan
 1. Reallocation of HUD Pre-award Funding

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon informed that in PY16 emergency repairs were approved by the Committee for four to five properties. These properties exceeded the traditional \$10,000 threshold; the Committee approved approximately \$92,000 for housing rehab, which the additional repairs exceeded

what was previously budgeted for that year. The amendment required by HUD, Housing and Urban Development is to account for the additional cost.

Chair Reiter asked if the money was pulled from PY17, would it leave a shortage in that year. Ms. Dixon informed that it would result in a shortage for PY17. The program would not be able to provide services to as many homes as planned; instead of 10 homes, 5 homes may receive service depending on the cost.

Chair Reiter asked if those homes could be rolled over to PY18. Ms. Dixon replied, "Sure".

Motion by: Councilmember, Committee Member Pearson to approve the Action Plan Amendment.

Second: Councilmember, Committee Member Boney.

The motion is to approve the Action Plan Amendments and increase PY16 budget by \$65,414.30.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

- b) Status on Housing Rehab
 - 2. Viola Abrams Change Order

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon informed that Ms. Abrams was a previous program year applicant; received services through 5th Ward and Fort Bend Habitat for Humanity. Recently the property sustained fire damage in the kitchen. In the process of rehab, it was identified that there was some work completed by Fort Bend Habitat for Humanity, which was patch work, and additional damages occurred. Fort Bend Habitat for Humanity provided volunteer work and did not want to return to the property for additional work.

Ms. Dixon informed that Santex Construction was asked to provide a proposal for the repairs that needed correcting. The cost would be approximately \$3,535.00 to be exact. It was identified that there could be possible termite damage.

Chair Reiter informed that thus far, \$12,400.00 on Ms. Abrams property. She is requesting an additional \$3,535.

Motion by: Committee Member Brown to complete the repairs at the home.

Second: Committee Member Eugene.

The motion is to spend an additional \$3,535 for repairs at 506 Redwood.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

5. Community Development Block Grant Program Updates:

a) CDBG Activity Update

Chair Reiter asked why the “to-date” spending of \$82,554 was not tied to the \$53,000 that was spoken of under agenda item 4(a). Ms. Dixon informed that some of the monies that were IDIS, (Integrated Disbursement & Information System) PY16 were rollover funds. Monies rolled over from PY14 and PY16.

b) Housing Study Status Update

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon informed that the RFP, Request For Proposal was sent to consultants. Responses had not been received. Staff would like to provide additional time for consultants to submit their proposal, with additional time to complete the work. The due date for the proposals has been moved to July 28, 2019, with 90 days to complete the study. The study will not be in the Consolidated plan; however, staff can present it in the CAPER, (Consolidated Annual Action and Evaluation Report) and Action Plan next year.

c) PY19 Annual Action Plan

1. Agency Presentations
2. Allocation recommendation of Public and Non-public Service Activities.

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon informed that HUD, Housing and Urban Development has allocated \$284,700, which is an increase from previous years of approximately \$12,600. HUD allows the City to cap public service activities around 15% and a program administration cap at 20%.

Director of Development Services, Otis Spriggs presented the survey results showing where the community would like to see services provided. The community would like to see economic development, a first homebuyers program, services for the elderly, and the continuation of youth programs. An area was provided for additional comments; staff will gather that information. The survey will continue through August, 2019.

Chair Reiter asked where the respondents lived. Mr. Spriggs informed that the majority are residents. A section for "non-resident" is provided in the survey. Chair Reiter asked if it was citywide or only the CDBG areas. Mr. Spriggs informed that it is citywide.

Ms. Dixon informed that with the electronic survey, hard copies have been provided at a Public Information Meeting; to agencies, residents, and an HOA, Home Owners Association meeting of which Mr. Spriggs attended. Mr. Spriggs informed that one of the questions on the survey asks the participant if they have received HUD funding.

Ms. Dixon informed that around 14 scholarship applications had been received. The application deadline has been extended to July 31, 2019. Chair Reiter asked how much was being allocated per student. Ms. Dixon informed that last year it was \$1,425 per student. Depending on how many students are approved would determine the amount.

Public Service Activity Allocations will be made in the amount of \$42,705: \$11,205 to scholarships; \$10,500 to Meals on Wheels; \$10,500 to Child Advocates, and \$10,500 to Edison Arts. Non-Public Service Activity Allocations will be made in the amount of \$241,995; Housing Rehabilitation for \$95,518; \$27,000 for First Time Home Buyers Program; \$11,000 for Residential Paint Project; Code Enforcement \$51,537, and Program Administration for \$56,940.

Motion by: Committee Member Boney to approve the proposed Annual Action Plan amount of \$284,700.

Second: Committee Member Preston.

A motion is to approve the \$284,700 program year 2019 allocation based upon the proposed schedule presented by staff.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

d) New Consolidated Plan and Activities

1. Section 108 Loan Guarantee

Program Coordinator, Chalisa Dixon presented this item. Ms. Dixon introduced Mr. Link Brown, a developer whom is familiar with the Section 108 Loan Guarantee Program. Mr. Link Brown shared with the Committee the Section 108 Loan Guarantee Program is available for cities to use in CDBG areas. Projects on Texas Parkway and Fifth Street would qualify for Section 108 funds. Cities are able to borrow 5 times their CDBG award every year.

Chair Reiter inquired on the interest rate for the loan. Mr. Brown explained the interest rate is set by HUD and varies daily based upon the approval process. Mr. Brown further explained that HUD does not lend the money, funds are provided through a third-party bank; however, HUD guarantees participation in the program and the loan.

Councilmember Boney inquired if the third-party lender is a financial institution, a bank. Mr. Brown stated yes, previously arranged within the program. Although HUD does not lend the money, they used banks such as Wells Fargo Bank and Goldman Sachs Bank whom vest in the instrument. Safeguards are put in place to make sure the program stays in tack.

Councilmember Boney inquired on what type of projects would yield a higher interest rate. Mr. Brown stated once you are approved for the project, the interest is not negotiable. Typically, a package is presented with preset amounts. Further explaining, every project has to be for the betterment of the community, projects of a bigger risk can affect the package.

Chair Reiter informed if Municipal Bonds will be less than going through HUD, if it is greater, there is no point in doing it. Ms. Dixon informed the income based projects usually result with a lower interest rate. Mr. Brown agreed and informed that credits are built into the package, also because it is HUD; it is meant not to have bonds that are tied to the city. Explaining, it is a partnership to spark investment and new development in CDBG areas.

Councilmember Preston inquired of other communities that have incorporated Section Loan 108 into their projects. Mr. Brown stated he would email the Committee a link of cities and their projects. Informing the city would have full control to focus resources in target areas within the City.

Councilmember Boney inquired if Municipalities can use this program to do land banking or infrastructure, to acquire land for future build. Mr. Brown stated the program primary focus is direct resources to CDBG areas.

Mr. Spriggs informed you may use the funds for acquisition and building new structure in CDBG areas. A project can turn vacant property to an investment property, once taxes increase that tax base can be used to repay the loan. Ms. Dixon informed the committee the allocation for PY19 is approximately \$1.4 million. Mr. Spriggs informed CDBG future allocations could be used to repay the loan.

Ms. Dixon informed there is a one-time financing fee of 2.58%, which varies. Based upon the PY 19 allocation, the City's financing fee would be \$36,726. Mr. Spriggs suggested the Section Loan 108 Program be written in the 2019 - 2023 Consolidated Plan, as it was not included in the previous plan; therefore, those resources were a missed opportunity. If written in this Consolidated Plan, the committee would have the option to use the funds for future projects.

Motion by: Committee Member Pearson to add the Section 108 Loan Guarantee Program to the 2019 - 2023 Consolidated Plan

Second: Committee Member Boney.

A motion is to add the Section 108 Loan Guarantee Program funding to the 2019 - 2023 Consolidated Plan.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

2. First time Home Buyers Program

Motion by: Committee Member Boney to add the First Time Home Buyers Program to the 2019 - 2023 Consolidated Plan

Second: Committee Member Pearson.

A motion is to add the First Time Home Buyers Program to the 2019 - 2023 Consolidated Plan.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

3. Residential Paint Program

Motion by: Committee Member Boney to add the Residential Paint Project to the 2019 - 2023 Consolidated Plan

Second: Committee Member Pearson.

A motion is to add the Residential Paint Project to the 2019 - 2023 Consolidated Plan.

The vote as follows:

Ayes: Chairperson Reiter; Committee member Eugene; Councilmember, Committee member Boney; Councilmember, Committee member Pearson; Mayor Pro Tem, Committee member Preston; Committee member Brown

Nays: None.

The motion passed

Staff informed the Committee that a draft of the Consolidated Plan and an Activity/Goals Worksheet is enclosed in their packet, to assist in prioritizing program goals for the Consolidated Plan.

A first Public Meeting to present the draft Action Plan and Consolidated Plan will be held Monday, July 15, 2019 at the City Council meeting. A second Public meeting to be held on Monday, August 5, 2019 at the City

Council Meeting. The 30-day comment period will commence July 15, 2019 and end August 15, 2019.

Staff informed that the Action Plan and Consolidated Plan will be submitted to HUD August 16, 2019; therefore, a CDAC meeting will need to take place to take action on the final.

The next meeting date would be July 29th or July 30th.

6. Public Comment: None.

7. Adjourn.

Adjourn.

Chairperson Reiter adjourned the meeting at 6:58 p.m.

Eunice Reiter, Chairperson

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**2019-2023
CONSOLIDATED PLAN
VERSION 1**

**The U. S. Department of
Housing and Urban Development's
Community Development Block Grant Program (CDBG)**

**City of Missouri City, Texas
DUNS 083582882**

Yolanda Ford, Mayor

Vashaundra Edwards, At Large Pos. 1

Chris Preston, Mayor Pro Tem, At Large Pos. 2

Reginald Pearson, District A

Jeffrey Boney, District B

Anthony Maroulis, District C

Floyd Emery, District D

Anthony Snipes, City Manager

August 16, 2019

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Missouri City is located primarily in Fort Bend County, Texas, with a small area on the northeast corner in Harris County, southwest of Houston. It is a rapidly growing suburban community with predominately residential in nature with a majority of the housing being single family (89.7%), owner-occupied (80.6%) and built after 1979 (69.3%). There are very few substandard housing units in Missouri City and vacancy rates are much lower than the rest of the area (3.3%). The average household size in Missouri City is greater than the metropolitan area as a whole. Unlike most urban communities, because of the very high rate of single-family units, renter household size (3.21) is greater than owner (2.95), as reported in the 2017 ASC, American Community Survey.

The population of Missouri City is very diverse and non-Hispanic whites are in the minority. The latest reporting shows a population estimate of 74,705 (2018 July 1, 2018 population estimate/US Census, Quick Facts, ACS) with a diverse composition comprised of 41.9% African American, 32.5 White alone, 18% Asian, 15.5% Hispanic, and 22.7% non-Hispanic white, and 2.8% other races. The median age of Missouri City residents, at 38.6. Higher educational levels attainment percentages have improved of those having an Associate Degree within the Fort Bend County area in the 45.7% range. Due to the higher percent of those 35-64 years of age and the higher educational levels, the population is more established, with a considerably higher percent having management and professional positions. The median income in Missouri City, at \$88,896, is nearly \$25,000 higher than the MSA and the unemployment rate, at 5.7% (2017 ACS).

As a result of the housing and population characteristics in Missouri City, HUD has granted the city an exemption from the regulatory 51% low- to moderate-income threshold for an area to be a CDBG Target Area. Missouri City Target Areas need be 41.98% or greater low- to moderate-income. The attached map shows the location of the Target Areas and the distribution of minority populations.

The Program Year 2019-2023 Consolidated Plan is a strategic planning document that summarizes the City's proposed goals, performance outcome objectives, and implementation strategies for each of the identified community needs. Each year during the four-year period covered in the Consolidated Plan, the City of Missouri City will evaluate, and fund accordingly, projects selected to meet the goals and objectives identified in the Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Based on the level of CDBG funding expected to be received each year, priorities of the Community Development Advisory Committee, results of public comments, survey results, and information gathered locally, statewide and nationally, the City has determined the following objectives and outcomes for the next 4 years: Please see Table Section No. 7 below.

3. Evaluation of past performance

Past performance that helped lead Missouri City to choose its goals and projects include the successful participation of the Community Development Advisory Committee to help direct goals and objectives and select projects; the successful participation of 6 public service agencies; and the successful in-house provision of scholarships, improved sidewalks, enhanced parks, and code enforcement.

All of the projects above have met or exceeded the number of beneficiaries proposed at the beginning of the program year. The total beneficiaries proposed in PY 2011 for public services was 179, with 202 actually served. For PY 2012, 156 beneficiaries were proposed to be served and through the first half of the program year, 206 have been served. Sidewalks in Fondren Park served 862 residents, while park enhancements in the Hunter's Glen Target Area provided additional amenities to 2,434. Code enforcement has been conducted in all Target Areas with more than 5,000 investigations per year and a number of referrals to agencies for assistance to bring low- to moderate-income violators up to code.

4. Summary of citizen participation process and consultation process

The Citizen Participation Process includes the integral participation of a 7-member Community Development Advisory Committee. The CDAC is comprised of the 3 district City Council members serving the CDBG Target Areas and 4 citizens living in the Target Areas. In addition to oversight and input from the CDAC, the City also hosts 2 public hearings each year and a 30-day public comment period for the Annual Action Plan. During years in which the Consolidated Plan is developed, the City includes its process in the public hearings and public comment period. Additionally, during the Consolidated Planning and Fair Housing Planning periods, the City utilizes a public survey to solicit detailed concerns and comments from residents. The surveys are in English and Spanish and are available electronically on the City's website, emailed to all public service agencies and advocacy groups, and available in paper

copy at the City's library and City Hall. Agencies and advocacy groups, including homeowner's associations are asked to share the internet link and paper copies of the surveys with their constituents.

For this PY 2019-2023 Consolidated Plan, the City consulted with a number of individuals, including CDAC members through the CDAC meetings, Houston-Galveston Area Council, Fort Bend County, public service agencies, minority and special populations' advocacy groups, housing rehabilitation agencies and the staff in City departments. Texas Department of Housing and Community Affairs and their various on-line databases were consulted for information regarding state-wide Section 8 Housing Choice Vouchers, Low-Income Housing Tax Credit properties, state-wide plans and Analyses of Impediments.

More importantly, the City joined in a regional consortium of sister agencies and conducted a Regional Analysis of Impediments to Fair Housing Choice.

5. Summary of public comments

The City received 26 responses to the public survey and 4 additional comments during the public hearings. The highest priorities given were to improvements to sidewalks, street lights and walking trails; addition of bicycle lanes; housing rehabilitation; Fair Housing; senior facilities; and senior services, including Meals on Wheels. Moderately high priorities were given to legal services; services and day shelters for the disabled; literacy and adult education; services for victims of domestic violence; and mental health services. The lowest priorities were given to services and shelter/housing for the homeless.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views are accepted.

7. Summary

Listed in the table below is a summary of the community needs and priorities that have been identified for the upcoming five year period. The priorities detailed within the table vary by activity and are based on several factors:

- Level of available CDBG funding against program cost
- Location of need for area-based projects (within CDBG Target Area)
- Level of physical need described in the City's Capital Improvements Plan and/or Parks Master Plan for public facilities and infrastructure
- Number of households or people in need based on Census, State and local data from a variety of sources
- Results of an on-line survey of needs

- Level of need described in applications for subrecipient funding and numbers served by subrecipients in the past
- Availability and capacity of agencies to address the need if funded

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| Matrix Code | Goal/Activity Name | Needs/Objective Addressed | Goal Outcome Indicator | Priority (H,M,L) High, Med.,Low |
|--------------------|---|--|---|---------------------------------|
| 14A,A2:E15 | Housing Rehabilitation | Housing Rehabilitation | 35 – 50 Housing Units | H |
| 03L | Sidewalk Improvements | Sidewalk Improvements | 3000 Persons Assisted | M |
| 03F | Parks Improvements | Parks Improvements | 3000 Persons Assisted | H |
| 03I | Storm Drainage and Flood Prevention | Storm Drainage & Flood Prevention | 250 Persons Assisted | M |
| 05D | Services to Neglected or Abused Children | Services to Neglected or Abused Children | 300 Persons Assisted | H |
| | Post Secondary Scholarships | Educational Services | 40 Persons Assisted | H |
| 05H | Adult Basic Education | Educational Services | 160 Persons Assisted | M |
| | Meals on Wheels | Senior Services | 40 Persons Assisted | |
| 05A | | | | H |
| 05E | Transportation Services | Elderly Services | 40 Persons Assisted | M |
| 05M | Pediatric Health Care | Health Care | 500 Persons Assisted | M |
| 15 | Code Enforcement | Code Enforcement | 2000 Housing Units/2000 non-residential properties | H |
| 03K | Street Improvements | Street Improvements | 800 Persons Assisted | M |
| 05J | Fair Housing | Fair Housing | 4000 Persons Assisted | M |
| 14E | Rehabilitation: Publicly or Privately Owned Commercial/Industrial | Exterior “façade improvements”); Correction of code violations. | Assist 5-10 Business with preventing blight and decline along focus corridors | M |
| 05Y | Housing Counseling under 24 CFR 5.100 Supporting DA (05R) | Affordable Housing | Promote Home Ownership for 8-12 residents | M |
| 05R | Downpayment Assistance | Affordable Housing | Promote Home Ownership for 8-12 residents | H |
| 05V | Neighborhood Cleanups | One-time or short-removal of trash and debris from neighborhoods. | Neighborhood Cleanup campaigns or graffiti removal | L |
| 19E, 24A, 24B, 24C | Repayments of Section 108 Loans, Debt Service Reserve, Activities | Addressing Blight | Assist 5-10 Business with preventing blight and decline along focus corridors | M |
| 20 | Planning | Consolidated Plans; Action Plans, Housing Plans; Neighborhood Plans. | Assure Plans are completed by deadlines. | H |
| 18A | Economic Development Direct Financial Assistance to For-Profit Business | Acquiring property, clearing structures, building, rehabilitation, loans | Assist 5-10 Business with preventing blight and decline along focus corridors | M |
| 14I | Lead-Based Paint/Lead Hazards Testing/Abatement | S.F. Housing Rehabilitation | Assure quality of life and safety for 5-7 low-mod persons | L |
| 21A | CDBG Program Administration | Program Administration | Annual administrative management of HUD Funds | H |

Table of Activities

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|-----------------------|---------------|---------------------------------|
| Lead Agency | MISSOURI CITY | |
| CDBG Administrator | MISSOURI CITY | Development Services Department |
| HOPWA Administrator | | |
| HOME Administrator | | |
| HOPWA-C Administrator | | |

Table 1 – Responsible Agencies

Narrative

The City of Missouri City is the CDBG Grantee and the lead agency responsible for administering the programs covered by the Consolidated Plan. The Development Services Department is responsible for the programmatic activities while the Finance Department manages all financial duties. (The table above does not allow entering Department/Agency). The City contracts with a CDBG consulting firm to conduct the majority of the day-to-day activities and to provide technical assistance to the staff and subrecipients.

The Educational Scholarships Program is managed in-house by the Development Services Department and the City's CDBG consultant. The code enforcement and capital projects are managed in-house within the Development Services, Public Works and Parks Departments. Other programs are administered by the subrecipients with oversight by the City's consultant and City staff responsible for CDBG.

Consolidated Plan Public Contact Information

The City of Missouri City provides residents and stakeholders the opportunity to participate in the CDBG process throughout the year and particularly during the Consolidated and Annual Action Planning Processes. The City's Development Services Department is the primary contact for all public inquiries and comments, however, all of the City's elected officials and members of the Community Development Advisory Committee (CDAC) receive inquiries and comments and notify the Development Services Department to fully address the issues. The City's Community Development Advisory Committee meets multiple times during the annual planning process and periodically throughout the year when

amendments are needed and/or issues arise that require review and action by the committee. The CDAC is comprised of the three City Councilmembers responsible for districts in which CDBG Target Areas fall as well as of four residents of the City, each representing different geographic areas or programmatic areas of concern.

The Community Development Department serves as the contact for the Consolidated Plan and public comments related to the Plan. Staff can be reached at (281) 403-8600, chalisa.dixon@missouricitytx.gov, or at 1522 Texas Parkway, Missouri City, TX 77584.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Consultation with local, regional and state organizations is carried out throughout the year. During the Consolidated Planning process, the City conducts formal consultations through telephone interviews and meetings with state agencies, the regional council of governments, the county, advocacy groups, subrecipients, and other non-profits. As part of the consultation process, the City not only gathers information, but also works to enhance coordination and to encourage eligible agencies that address the priority needs to apply for funding.

The City's CDBG consultant as well as City staff also provide technical assistance throughout the year to agencies serving Missouri City residents, and attend county and regional workshops and meetings regarding issues related to housing, homelessness, special needs populations and community development.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City makes every effort to consult with and coordinate with public and private service providers serving Missouri City. Currently, no public housing agency serves Missouri City. The State of Texas' Section 8 Housing Choice Voucher program does not cover Fort Bend County or Missouri City. The Harris County Section 8 Housing Choice Voucher program does cover a small corner of Missouri City, but the area is a single family and industrial with no HCV units and no Harris County applicants requesting housing in Missouri City. Fort Bend County is in the process of becoming a Public Housing Authority with Section 8 HCVs, however there are no funds to provide vouchers to a new PHA.

The City funds the Fort Bend County Family Health Services agency that has a clinic in Missouri City and serves the uninsured and underinsured residents. Mental health services are provided as ancillary to the Fort Bend County Family Health Services and to the funding of Child Advocates that provides counseling to neglected and abused children. The City funds several other public service agencies and housing rehabilitation agencies works with all of the funded agencies as well as others serving the City to facilitate coordination among the service providers. Housing and service providers are encouraged to assist clients in identifying other agencies that can provide additional services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

There is no Continuum of Care program specifically for Missouri City or Fort Bend County. Several years ago, the Coalition for the Homeless of Houston/Harris County expanded its jurisdiction to cover all of

Fort Bend County, including Missouri City. The City, through its consultant, discussed the needs in Fort Bend County with the Coalition. Currently, Fort Bend Women's Center received CoC funds within the county. Fort Bend County Family Promise received Shelter + Care funding, but cancelled its contract as the program did not address the agency's mission. Family Promise is located in Missouri City, and both do serve Missouri City homeless residents.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 3 | Agency/Group/Organization | Child Advocates of Fort Bend |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | public service & special needs needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | During on-site monitoring, the agency is asked to discuss area-wide needs, resource availability and ways in which agencies can better collaborate with the City and each other. |
| 4 | Agency/Group/Organization | COALITION FOR THE HOMELESS OF HOUSTON/HARRIS COUNTY |
| | Agency/Group/Organization Type | Services - Housing Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency was contacted by phone and email as well as meeting and event participation. The anticipated outcome is remain knowledgeable of the state of homelessness in the region; housing choice and affordable housing that exist in Missouri City. The city could improve coordination with the Coalition, which has a better knowledge of the conditions and issues facing homeless citizens in Missouri City. |
| 5 | Agency/Group/Organization | LULAC |
| | Agency/Group/Organization Type | Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Anti-poverty Strategy equal opportunity/barriers |

| | | |
|---|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency was contacted by phone and email and asked to complete a stakeholder interview. The anticipated outcome was to determine the types of barriers to service provision, housing choice and affordable housing that exist in Missouri City. The city could improve coordination with local members of the LULAC who have a better knowledge of conditions and issues facing Hispanics in Missouri City. |
| 6 | Agency/Group/Organization | City of Missouri City |
| | Agency/Group/Organization Type | Other government - Local Grantee Department |
| | What section of the Plan was addressed by Consultation? | Economic Development non-housing community development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Parks and Recreation and Public Works departments, along with the Assistant City Manager and City Manager, were consulted to determine the level of need for public facilities and infrastructure improvements in Missouri City. The key personnel gave presentations to the CDAC as well as providing information to the Development Services Department that oversees the CDBG program. |
| 7 | Agency/Group/Organization | Fort Bend Habitat for Humanity |
| | Agency/Group/Organization Type | Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Habitat for Humanity was contacted to determine their level of service in Missouri City and the needs that they perceive for new affordable housing and housing rehabilitation. The issues of developing new affordable housing and identifying qualified applicants who can continue to maintain their homes was discussed. Successful programs in other states were also discussed. |
| 8 | Agency/Group/Organization | FORT BEND SENIORS MEALS ON WHEELS |
| | Agency/Group/Organization Type | Services-Elderly Persons |

| | | |
|----|--|--|
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The needs of and services to the elderly were discussed during monitoring and telephone conversations. |
| 9 | Agency/Group/Organization | LITERACY COUNCIL OF FORT BEND COUNTY |
| | Agency/Group/Organization Type | Services-Education |
| | What section of the Plan was addressed by Consultation? | Anti-poverty Strategy General services |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | During monitoring visits and through telephone interviews, Literacy Council was consulted to provide information regarding adult education needs, anti-poverty strategies, and employment opportunities/barriers in Missouri City. |
| 10 | Agency/Group/Organization | FORT BEND WOMEN'S CENTER |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs - Families with children |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | As the only Fort Bend recipient of Continuum of Care funds through the Coalition for the Homeless of Houston/Harris County, the agency was consulted to provide information regarding the state of homelessness and homeless resources in Fort Bend as well as the state of domestic violence in the area. |
| 11 | Agency/Group/Organization | Fort Bend Family Health Center |
| | Agency/Group/Organization Type | Services-Health |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Non-housing community development |

| | | |
|----|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency was consulted to provide information regarding the number of children and adults who have no or inadequate health insurance, the most prevalent health care needs in the community, the level of services provided in the Missouri City clinic and in other clinics that also see Missouri City residents. |
| 12 | Agency/Group/Organization | Houston-Galveston Area Council |
| | Agency/Group/Organization Type | Regional organization Planning organization |
| | What section of the Plan was addressed by Consultation? | Economic Development Non-housing community development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | H-GAC, the regional COG, was consulted to determine the plans for expanded transit and enhanced transportation in the Missouri City area; the progress in the Hurricane Ike & Harvey recovery efforts in Fort Bend County; the assessment of and plans for air and water quality, storm drainage, and solid waste management in the Missouri City area; H-GAC Lead Outreach Coordinator that has provided for technical assistance on DR applications; and collaborated with H-GAC on the Census data updates, housing construction programs including the New Construction Program. |
| 13 | Agency/Group/Organization | FORT BEND COUNTY |
| | Agency/Group/Organization Type | Other government - County |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |

| | | |
|----|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Fort Bend County Community Development Department serves the areas immediately surrounding the west and south of Missouri City. The agency was consulted to regarding their redevelopment efforts in the area as well as any programs that Missouri City residents would be able to access. The anticipated outcomes involved ways in which the 2 organizations can better collaborate, particularly in the areas of revitalization of adjacent and overlapping neighborhoods, evaluation of agencies receiving funding from both, and area-wide planning. |
| 14 | Agency/Group/Organization | United Way of Greater Houston |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Regional organization |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The United Way of Greater Houston hosts monthly meetings of Fort Bend County recipients of United Way funding. The meetings are open to all interested parties and each month focus on a different issue/need in the county as well as agencies striving the meet the needs. Representatives from the City attempt to attend the meetings and when unable, contact the speakers for information discussed. |

Identify any Agency Types not consulted and provide rationale for not consulting

Public Housing Authorities that serve Missouri City do not exist and were therefore not consulted. The Texas Department of Housing and Community Affairs covers some counties without a PHA, but not Fort

Bend County. Harris County PHA provides HCVs outside of Houston, Baytown and Pasadena, but the corner of Missouri City in Harris County has no appreciable rental units and Harris County applicants have not sought housing in the Harris County portion of Missouri City. Fort Bend County does not have a PHA.

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--------------------|---|---|
| Continuum of Care | Coalition for the Homeless of Houston/Harris County | The City deferred to the most recent CoC application and Coalition for the Homeless plan in the development of the goals for the homeless section of the Consolidated Plan |
| Comprehensive Plan | City of Missouri City | The City reviewed its Comprehensive Plan to determine ways in which the goals and objectives of the Consolidated Plan could not only overlap but facilitate the accomplishment of the goals and objectives of the Comprehensive Plan. |

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City contacted the Rosenberg Housing Authority and Harris County Housing Authority to ascertain the number of HCV recipients who are living in Missouri City. None currently are or have applied for units within the City. Texas Department of Housing and Community Affairs was contacted to ascertain its provision of HCVs in Missouri City and any existing and pending LIHTC properties. Houston-Galveston Area Council provided technical assistance regarding Hurricane Harvey recovery efforts, transit and transportation plans, complete census count programming, and environmental quality issues and plans that will directly affect Missouri City. The City contacted the Fort Bend Community Development Department to determine the projects currently funded and anticipated, including their HOME and ESG funding, and proposed development of a PHA, as well as revitalization efforts adjacent to Missouri City.

The results of Houston-Galveston Area Council's Think 2040 Survey for regional sustainability were used to assist in the development of the Consolidated Plan and will be used in implementing the plan over the next 5 years, particularly in the area of public facilities and infrastructure.

Narrative (optional):

The City makes every attempt to involve as many local, county, regional and state agencies as possible in its planning process. Additionally, Fort Bend County is actively involved in planning and implementation

efforts through membership on Houston-Galveston Area Council advisory commissions. During the next 4 years, the City anticipates working more closely with H-GAC and having representatives sit on relevant advisory commissions.

Unfortunately, the activities carried out by Fort Bend County HOME program are not available to Missouri City residents and there is no Public Housing Authority covering Fort Bend County or Missouri City. The County is in the process of securing status as a PHA for a Section 8 Housing Choice Voucher program (HCV), however it is doubtful that there will be funding available to support vouchers once the County is authorized.

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PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation process involved meetings with the Community Development Advisory Committee, comprised of 7 residents of CDBG Target Areas; 2 public hearings, the 1st including a pre-application workshop for public service and housing rehabilitation agencies; a PY 2011 on-line survey in conjunction with the updated Analysis of Impediments; a PY 2012 on-line survey specifically for the Consolidated Plan; and a publicized 30-day public comment period. Both surveys were provided on-line with links from the City's home page of its website. Additionally, both were available in paper copy for those with no internet access. The surveys were sent to public service and housing agencies requesting that agency staff and clients receive the link to the on-line survey or a paper copy. Both the link to the on-line survey and paper copies were available at City Hall and the library. A 30-day public comment period was provided for the Consolidated and Annual Action Plan.

Notices for the public hearings, public comment period and survey availability were provided in the City's general circulation newspaper, which is translated into more than a dozen languages.

The goals and priorities for the Consolidated Plan were greatly impacted by the surveys, comments and CDAC input. The initial draft goals were determined based on the moderate and high priorities given to eligible projects by those responding to the surveys. The CDAC then met to evaluate the goals and to interject priorities that they deemed important.

In addition the City's participation in the regional consortium of neighboring agencies provided for a more comprehensive community participation and outreach process for the regional AI, which provided multiple opportunities in various formats for residents and stakeholders to share their experience and opinions about fair housing choice and access to opportunity in the region. Methods of engagement focused on creating opportunities to participate such as an online survey, mail formatted version survey, pop up events, open house public meetings and focus groups.

A total of 5,889 residents of the region responded to the resident survey which was available in English, Spanish and Vietnamese.

At "pop up" engagement events, 269 residents participated in prioritization activities and more discussed their fair housing and access to opportunity experiences with the study team. HUD's AFFH-T maps of the region were available for residents to review and discuss. The "pop up"

events serve to bring the AI community engagement process to residents attending other scheduled community events. Selected events were chosen because members of protected classes were the most likely attendees.

A total of 56 residents attended one of four community open house events at locations in Galveston, Pasadena, Missouri City and Harris County. The open house format included a scrolling presentation of results from the AI data and mapping analysis; interactive exercises related to fair housing, community development needs, priorities, and community perceptions; and open discussions with study team members and staff from the participating partners.

Stakeholder consultation included a kickoff meeting with stakeholders, consultation on the resident survey content and stakeholder focus groups. Over 30 organizations were represented in the stakeholder engagement process.

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Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|---|---|--|--|---------------------|
| 1 | Public Meeting | <p>Non-English Speaking - Specify other language: Spanish, Vietnamese, Hindi, other</p> <p>Non-targeted/broad community</p> | Two public meetings were held. There were 7 attendees at the first public meeting and none at the second. | The needs for affordable housing and examples of programs in other cities were discussed by the representatives from Habitat for Humanity. The need for housing rehabilitation and code enforcement of residential structures was discussed by Fort Bend CORPS staff. No other comments were received. | All comments were accepted | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|--|--|------------------------------|--|---------------------|
| 2 | Newspaper Ad | Non-English Speaking - Specify other language: Spanish, Vietnamese, Hindi, other Non-targeted/broad community | Public notices for the 2 public hearings and 30-day public comment period as well as links to the public surveys were posted in the general circulation weekly newspaper than has automatic translation in more than a dozen languages. All notices for meetings indicated that special accommodations for the disabled -- physically disabled, hearing impaired or vision impaired -- would be made if requested. | Not Applicable | Not Applicable | |
| 3 | Internet Outreach | Non-targeted/broad community | Notices of public meetings and surveys were posted on the City's website in English and Spanish. | Not Applicable | Not Applicable | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|--------------------|------------------------------|--|------------------------------|--|---------------------|
| 4 | emails to agencies | Non-targeted/broad community | Copies of notices, public surveys and links to website were sent to public service and housing agencies for dissemination to their clients and constituents. | None | None | |

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| | | | | | | |
|---|--------------------|--|--|--|--|--|
| 5 | emails to agencies | <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Non-targeted/broad community</p> <p>Residents of Target Areas</p> | <p>PY 2011 (in 2012) and PY 2012 surveys were posted through Survey Monkey and in paper form with notice posted in the general circulation newspaper and on the City's website as well as at City Hall and the Library and emailed to HOAs in the Target Areas and public service agencies. 32 PY 2011 surveys were completed and 26 PY 2012 surveys were completed.</p> | <p>The need for improved sidewalks, street lights, streets and parks were the main comments received. The need for services and facilities for seniors were also stated, while the general public sentiment was that shelter and services for the homeless were not needed. Additional comments included the need for youth services, health care, transportation, emergency assistance, housing rehabilitation, adult education/job training, and economic development along Texas Parkway.</p> | <p>All comments were accepted and considered in the development of the goals, objectives and priorities.</p> | |
|---|--------------------|--|--|--|--|--|

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

While Missouri City is a relatively young suburban community outside of Houston, with significantly higher incomes and greater rates of homeownership than the overall metropolitan area, it is still facing significant needs that must be addressed to maintain a high quality of life.

Housing Needs: Most of the housing in Missouri City is single family, owner occupied and constructed after 1979. Therefore, there are very few structural issues, including lead-based paint hazards. Housing cost burden is the primary housing need, particularly for small and elderly households, due in great part to the relatively low number of 1- to 2-bedroom units. There is no public housing agency to provide affordable housing or rental assistance to Missouri City low-income residents. Housing rehabilitation of homes owned and occupied by low- to moderate-income residents is a high priority need for the City.

Homeless: Missouri City and Fort Bend County are part of the Coalition for the Homeless of Houston/Harris County's Continuum of Care program. There are 3 organizations serving the homeless of Missouri City: Fort Bend Family Promise, located in Missouri City and providing shelter to those families who are experiencing short-term/temporary homelessness due to an unforeseen trauma or catastrophe; Fort Bend Women's Center that provides emergency shelter and supportive transitional housing to victims of domestic violence; and Park Youth Ranch that provides emergency shelter to homeless unaccompanied youth. There are no shelters or services in Fort Bend County targeting general-population homeless or homeless veterans. Due to the vast array of services and treatment programs and access to employment, most regional homeless migrate to the core of Houston where they can participate in more comprehensive programs.

Special Needs Populations: The primary special needs population in Missouri City is the elderly. Fort Bend Seniors provides services for home-bound seniors, however their on-site programs are not easily accessible to Missouri City seniors. A need for a senior center in Missouri City was given high priority among those completing the surveys. Due to economies of scale, most service and housing providers for special needs populations are located in Houston where the greatest need and highest level of funding is.

Community Development: Aging and non-ADA compliant sidewalks are the highest priority need in Missouri City's residential areas. The City is using CDBG and general funds to bring all of the sidewalks up to safe and ADA standards. Streets are beginning to age and need repair and the City has placed a priority on improving streets. Parks in the CDBG Target Areas are in need of enhancements to make them more accessible and attractive to residents. The City is using CDBG and general funds to enhance the parks in the Fondren and Hunter's Glen Target Areas. In order to maintain safety and property

values, the City places a high priority on code enforcement and funds a code enforcement officer for CDBG Target Areas. Street lights are another priority for the City, however, the lights are owned and maintained by Center Point Energy and installation/maintenance is not a CDBG-funded project. Other priorities include flood protection and water/wastewater line improvements.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Missouri City's housing stock is predominately single family (92.8%). As a result, most of the rental units are single family and above the overall area's fair market rents at \$1,379 (2007-2011 ACS) compared with 860 for the Metropolitan Statistical Area. Despite the difference in median rents, Missouri City has approximately the same rate of renters with a cost burden as the MSA as a whole. The housing values and select monthly owner costs in Missouri City are much closer to the MSA median than the rents and the rate of owners with a cost burden is in line with the MSA's.

The relative newness of the community and its housing results in only 6% built before 1970, and only 31.8% built before lead-based paint became illegal. As a result, only 10 rental units and 50 owner units have been classified below as "substandard" and only 6% of the households have children 6 years old or younger living in housing that may have a lead-based paint hazard.

| Demographics | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 67,358 | 70,540 | 5% |
| Households | 20,273 | 23,235 | 15% |
| Median Income | \$82,569.00 | \$87,955.00 | 7% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 1,045 | 1,405 | 3,010 | 2,235 | 15,535 |
| Small Family Households | 470 | 565 | 1,145 | 800 | 9,020 |
| Large Family Households | 65 | 124 | 520 | 485 | 1,795 |
| Household contains at least one person 62-74 years of age | 210 | 499 | 850 | 545 | 3,935 |
| Household contains at least one person age 75 or older | 155 | 190 | 345 | 125 | 710 |
| Households with one or more children 6 years old or younger | 210 | 184 | 445 | 480 | 2,160 |

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 15 | 0 | 10 | 0 | 25 | 20 | 0 | 0 | 0 | 20 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 4 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 50 | 105 | 155 | 0 | 0 | 15 | 0 | 15 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 195 | 310 | 130 | 20 | 655 | 475 | 525 | 350 | 145 | 1,495 |

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 15 | 75 | 220 | 195 | 505 | 30 | 185 | 825 | 395 | 1,435 |
| Zero/negative Income (and none of the above problems) | 55 | 0 | 0 | 0 | 55 | 195 | 0 | 0 | 0 | 195 |

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 205 | 314 | 195 | 125 | 839 | 490 | 525 | 365 | 150 | 1,530 |
| Having none of four housing problems | 55 | 140 | 540 | 525 | 1,260 | 40 | 430 | 1,920 | 1,430 | 3,820 |
| Household has negative income, but none of the other housing problems | 55 | 0 | 0 | 0 | 55 | 195 | 0 | 0 | 0 | 195 |

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 110 | 200 | 105 | 415 | 205 | 280 | 560 | 1,045 |
| Large Related | 45 | 74 | 90 | 209 | 20 | 10 | 234 | 264 |
| Elderly | 35 | 60 | 125 | 220 | 205 | 365 | 204 | 774 |
| Other | 20 | 60 | 95 | 175 | 90 | 55 | 175 | 320 |
| Total need by income | 210 | 394 | 415 | 1,019 | 520 | 710 | 1,173 | 2,403 |

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 110 | 140 | 40 | 290 | 205 | 230 | 180 | 615 |
| Large Related | 45 | 74 | 80 | 199 | 20 | 10 | 4 | 34 |
| Elderly | 20 | 60 | 50 | 130 | 175 | 225 | 60 | 460 |
| Other | 20 | 45 | 10 | 75 | 90 | 55 | 110 | 255 |
| Total need by income | 195 | 319 | 180 | 694 | 490 | 520 | 354 | 1,364 |

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|--------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 0 | 4 | 40 | 65 | 109 | 0 | 0 | 15 | 4 | 19 |

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Multiple, unrelated family households | 0 | 0 | 15 | 40 | 55 | 0 | 0 | 0 | 0 | 0 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 0 | 4 | 55 | 105 | 164 | 0 | 0 | 15 | 4 | 19 |

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | | | | | | | | |

Table 12 – Crowding Information – 2/2

Data Source: 100% of large families and 66% of small related families used to estimate number with children present.

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

The most common housing problems in Missouri City are (1) aging single family units in need of minor and moderate rehabilitation; and (2) need for additional affordable housing units. Small households account for 44% of the low- to moderate-income households with a cost burden, followed by the elderly, comprising 22% of the low- to moderate-income households with a cost burden.

Are any populations/household types more affected than others by these problems?

The elderly and small households are more affected than others by the housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of

either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The City of Missouri City did not receive HPRP funding nor does it receive Emergency Solutions Grant funds. Fort Bend County did receive HPRP funds and does receive ESG funds, however none of the funds were/are allocated to Missouri City agencies. Fort Bend Women's Center receives homeless funding, including HPRP and ESG, however it is not for housed low-income in risk of becoming homeless.

In Missouri City, there are 409 renter households, 155 of which are extremely low-income, with a housing cost burden of greater than 50%. These households are in particular risk of becoming homeless and residing in shelters or becoming unsheltered. Those with the greatest risk of becoming homeless are the 75 low- to moderate-income households living in housing with other unrelated households.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City defines "at risk" population as those with an income of 80% of the median or less and a housing cost burden of more than 50%. The estimates are derived from the HUD-provided 2005-2009 American Community Survey data, which shows that there are 409 renter households and 1,910 owner households that are considered "at risk". Those at extreme risk of be those 75 renter households living with other unrelated families. All of these 75 are extremely low-income.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Due to the relatively young age of the housing stock and the very few households that are living in overcrowded conditions, housing cost burden is the primary characteristic linked with instability and an increased risk of homelessness. There are 75 extremely low-income households/families living with unrelated families and 155 extremely low-income renters with a cost burden greater than 50%. Low income results in high cost burdens, and the households with the lowest income and the highest cost burden are the most at risk of homelessness.

Discussion

In general, the housing needs of Missouri City are based on income and cost burden, with 2,793 households having a cost burden of greater than 30%. Small related households, including individuals, and the elderly have the greatest need, comprising over half the cost-burdened households. The relatively small number of 1-bedroom units (1.1% versus 14.9% for the MSA) and 2-bedroom units (4.9%

versus 22% for the MSA) results in individuals and small households having to rent units larger, thus more expensive, than they need.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 745 | 50 | 250 |
| White | 235 | 30 | 100 |
| Black / African American | 290 | 0 | 145 |
| Asian | 125 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 100 | 0 | 0 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,105 | 310 | 0 |
| White | 185 | 145 | 0 |
| Black / African American | 615 | 39 | 0 |
| Asian | 105 | 10 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 174 | 105 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,605 | 1,415 | 0 |
| White | 425 | 400 | 0 |
| Black / African American | 725 | 565 | 0 |
| Asian | 165 | 105 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 275 | 330 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 875 | 1,365 | 0 |
| White | 245 | 260 | 0 |
| Black / African American | 515 | 445 | 0 |
| Asian | 4 | 205 | 0 |
| American Indian, Alaska Native | 25 | 45 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 65 | 370 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

African Americans/Black residents, having 80% to 100% of Area Median Income, are experiencing more than twice as many (1-4) housing problems

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 695 | 95 | 250 |
| White | 205 | 60 | 100 |
| Black / African American | 270 | 15 | 145 |
| Asian | 125 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 100 | 0 | 0 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 839 | 570 | 0 |
| White | 105 | 230 | 0 |
| Black / African American | 515 | 149 | 0 |
| Asian | 80 | 35 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 129 | 155 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
 Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 560 | 2,460 | 0 |
| White | 220 | 595 | 0 |
| Black / African American | 250 | 1,050 | 0 |
| Asian | 75 | 195 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 14 | 590 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
 Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 275 | 1,955 | 0 |
| White | 105 | 405 | 0 |
| Black / African American | 145 | 820 | 0 |
| Asian | 0 | 210 | 0 |
| American Indian, Alaska Native | 25 | 45 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 435 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 17,770 | 2,955 | 2,244 | 250 |
| White | 5,800 | 745 | 590 | 100 |
| Black / African American | 7,105 | 1,370 | 1,100 | 145 |
| Asian | 2,585 | 330 | 275 | 0 |
| American Indian, Alaska Native | 45 | 0 | 25 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 2,005 | 460 | 238 | 0 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As would be expected, the lower the income, the greater the housing cost burden. As a result, those extremely low income have a much higher rate of housing cost burden than other income categories, though moderate-income renters and owners also have a disproportionate share of cost-burdened housing. While Missouri City has very few housing units that are classified as substandard using ACS data and HUD's definition above (10 renter units and 50 owner units), those few units are primarily occupied by the those above low-moderate income (75%). Severe overcrowding in both rental and owner units occurs in the extremely low-income households and the moderate-income households, with moderate overcrowding occurring in all income groups of owner-occupied units.

In reviewing the percent of households by race/ethnicity with a housing cost burden, it appears that the non-Hispanic whites have a disproportionate cost burden. Non-Hispanic white households comprise 33.6% of all households and 44.6% of cost-burdened households. Conversely, African Americans comprise 43.4% of all households and 38.4% of cost-burdened households, while Asians comprise 13.8% of total households and 8.2% of cost-burdened households and Hispanics comprise 9.1% of the total households and 8.8% of the cost-burdened households.

If they have needs not identified above, what are those needs?

The primary need is for housing that is more affordable to the extremely low-income at the lowest end of the income and housing market, and to the moderate-income rising out of poverty and living in higher-end housing.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The non-Hispanic whites have the most disproportion in housing cost burden and are not concentrated in any specific areas or neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

There is no Public Housing Authority with jurisdiction in Missouri City. The Texas Department of Housing and Community Affairs provides Section 8 Housing Choice Vouchers in 22 counties that are not served by local PHAs, but Fort Bend County is not one of the counties TDHCA serves. While a corner of Missouri City is in Harris County and Harris County does have Section 8 HCVs, the Harris County area of Missouri City is predominately homeownership and no Harris County PHA applicants have requested housing in Missouri City.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 0 | 833 | 0 | 833 | 0 | 0 | 0 |

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | 0 | 0 | 0 | 12,502 | 0 | 12,502 | 0 | 0 |
| Average length of stay | 0 | 0 | 0 | 5 | 0 | 5 | 0 | 0 |
| Average Household size | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 |
| # Homeless at admission | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 0 | 143 | 0 | 143 | 0 | 0 |
| # of Disabled Families | 0 | 0 | 0 | 228 | 0 | 228 | 0 | 0 |
| # of Families requesting accessibility features | 0 | 0 | 0 | 833 | 0 | 833 | 0 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|-------------------------------|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 0 | 0 | 255 | 0 | 255 | 0 | 0 | 0 |
| Black/African American | 0 | 0 | 0 | 574 | 0 | 574 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--------------|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 0 | 0 | 108 | 0 | 108 | 0 | 0 | 0 |
| Not Hispanic | 0 | 0 | 0 | 725 | 0 | 725 | 0 | 0 | 0 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There is no PHA serving Missouri City, thus no tenants or applicants on the waiting list.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Not applicable

How do these needs compare to the housing needs of the population at large

Not applicable

Discussion

No PHA serves Missouri City at this time. Fort Bend County is contemplating becoming a PHA and providing Section 8 HCVs throughout the County, including Missouri City. At this time there is no funding for new PHAs to receive vouchers.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Missouri City, as part of Fort Bend and Harris Counties, falls under the umbrella of the Coalition for the Homeless of Houston/Harris County, which now includes Fort Bend County agencies. The data collected by the Coalition for the Homeless is for the two counties, with the vast majority of the counts of homeless, beds and services for Houston and the surrounding Harris County areas. According to the latest Point in Time Count data (2012), there were 78 unsheltered homeless and 205 sheltered homeless counted in Fort Bend County. No delineation was made as to the municipal jurisdictions, though the identified "hot spot" in Fort Bend County was in the Richmond/Rosenberg area to the far southwest of Missouri City.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 45 | 5 | 107 | 107 | 95 | 0 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 15 | 10 | 80 | 62 | 45 | 0 |
| Chronically Homeless Individuals | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 0 | 5 | 5 | 3 | 2 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 26 - Homeless Needs Assessment

Data provided by Coalition for the Homeless of Houston/Harris County (including Fort Bend County), Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch.

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2019 Homeless Count results proved that The Way Home's programs works. Permanent housing combined with supportive services is the key to solving homelessness, and our community's progress in this area has been tremendous compared to other major cities. However; The Way Home has plateaued in its progress for the past four years which confirms that the demand for permanent housing is greater than our region's availability. Also, providing housing for those experiencing homelessness is not only the compassionate thing to do, it is the fiscally responsible thing to do (see our graph, below right, for the cost savings of permanent housing). The Coalition for the Homeless, as lead agency to The Way Home is committed to identifying new and sustainable resources so we can re-energize the local homeless response system and create a community where homelessness is rare, brief, and non-repeating.

Key Findings:

- 54% decrease in overall homelessness since 2011.
- 58,000 people touched HMIS in 2018.
- 41% of individuals experiencing homelessness were living unsheltered.
- 17,000 people have been placed in permanent supportive housing since 2011.

- 23% of individuals experiencing homelessness were young adults ages 18-24.

There were no families with minor children nor unaccompanied youth living unsheltered on the night of the Count.

Source: Catherine Troisi, Ph.D., UTHealth School of Public Health and the Coalition for the Homeless of Houston/Harris County

DRAFT

Nature and Extent of Homelessness: (Percentage)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 35 | 50 |
| Black or African American | 60 | 47 |
| Asian | 0 | 1 |
| American Indian or Alaska Native | 0 | 2 |
| Pacific Islander | 0 | 2 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 14 | 9 |
| Not Hispanic | 0 | 0 |

Alternate Data Source Name:

A Point-In-Time (PIT) Homeless Count & Survey

Data Source

Comments: 2019 Homeless Coalition of Houston/Harris County; 2019 Count Report

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the Homelessnes Coalition's report, as the observed decrease in the number of persons experiencing homelessness on a single night, there was an increase in the number of persons placed in permanent housing. Permanent housing (PH) consists of Rapid Re-housing (RRH) and Permanent Supportive Housing (PSH) programs. From January 1, 2012 to March 25, 2019, 14,076 persons were placed in permanent housing in the CoC. During this time period, another 3,125 Veteran heads of households were housed through the Housing and Urban Development – Veterans Affairs Supportive Housing (HUD-VASH) program. Of these, 904 Veterans were housed during the past two years. The total number of persons housed during the past seven years is therefore at least 17,201 (we do not have number of Veteran household members housed and so can't include that number) with 3,267 of these placements occurring during the past year.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

During the course of a year, approximately 55% of those entering the local shelters are African American, 20% are Hispanic and 25% are non-Hispanic white. Due to the nature of the Women's Center, approximately 65% of the 43 entering the shelter are women without children present and the remaining are female-headed families. Approximately 75% entering the shelter for domestic violence victims are African American and 25% are Hispanic. All of these are victims of domestic violence. Due to the nature of Family Promise, all of the 62 from Missouri City are in families, and those who are victims

of domestic violence are referred to the Women's Center. Of those in Family Promise, approximately 48% are African American, 17% are Hispanic and 35% are non-Hispanic white.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The sheltered homeless in Missouri City are those accessing Fort Bend Women's Center, a domestic violence shelter, Park Youth Ranch for homeless youth, or Family Promise, a shelter for families who are experiencing short-term, non-chronic homelessness due to loss of income or some other catastrophic situation. Those entering Family Promise are not chronically homeless, do not have mental health or substance abuse issues and are able to rebound and exit homelessness within 3 months. Those entering the Women's Center may have mental health or substance abuse issues and may have been homeless in the recent past, however the vast majority are experiencing homelessness for the first time as a result of leaving a domestic violence situation. The Women's Center residents may be families or single women. Park Youth Ranch serves homeless youth in CPS custody or exiting juvenile justice facilities. All will be individuals and many will require additional concentrated services to prevent them from becoming chronically homeless.

There is no information regarding the unsheltered homeless in Missouri City. The Coalition for the Homeless of Houston/Harris County, which now includes Fort Bend County, does not delineate among incorporated and unincorporated areas in their Fort Bend County Point in Time count. The concentration of sheltered and unsheltered homeless is in the Richmond/Rosenberg area, not Missouri City.

There are no rural homeless in Missouri City.

Discussion:

Without accurate data of homelessness in Missouri City from the Continuum of Care of the Coalition's Point in Time survey, the City relied on those served by the two agencies providing shelter to Missouri City residents -- Fort Bend Women's Center, Park Youth Ranch and Fort Bend Family Promise. Both serve Missouri City families and the Women's Center also serves single women. Neither agency serves the chronically homeless or those with serious mental illness or chronic substance use disorders. The Women's Center does receive women with mild mental health issues, primarily PTSD or depression, and those with mild substance use issues. The counts of unsheltered are estimates extrapolated from the Point in Time count for all of Fort Bend County.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The special needs populations in Missouri City constitute approximately 15-20% of the city's population, accounting for those with multiple conditions being counted more than once. The elderly and disabled constitute the greatest number and are most in need of affordable and accessible housing as well as accessible supportive services from in-home care to health care to recreational activities. Transportation is the greatest supportive service need for most elderly and disabled who are unable to drive and have family or friends able to take them shopping and to essential appointments. Fort Bend County's New Freedom Transportation does provide limited demand response transportation services with origination and destination within the County. Missouri City is part of the METRO transit system and METRO Lift is available on a limited basis. However, more extensive door-to-door demand response transportation services are critical to meeting the needs of the special needs population.

Describe the characteristics of special needs populations in your community:

The following is an estimate of the special needs populations in Missouri City: (Note that the table below does not appear in downloaded Word versions)

For downloaded Word versions: Elderly = 6,063; Frail Elderly = 1,736; Severe Mental Illness = 850; Developmentally Disabled = 936; Physically Disabled = 1,294; Substance Abuse = 2,550; HIV/AIDS = 82; Public Housing = 0 for a total of 13,511 (including double counting for those with multiple needs).

What are the housing and supportive service needs of these populations and how are these needs determined?

Of the elderly in Missouri City, 1,280 of the households are low- to moderate-income, with 149 of the renter households and 620 of the owner households having a cost burden of 30% or greater. These 1,280 households are in need of affordable housing, with the 769 households with a housing cost burden in greater need. For those seniors above the area median income, there are several 55+ apartment complexes in the immediate Missouri City area. Most have at least some accessible units and many are below current fair market rents. Of the properties, 2 adjacent to Missouri City are affordable to the low- and moderate-income.

There are no current estimates of the number or percent of disabled in Missouri City with a housing cost burden. The 2005-2007 ACS estimates for Fort Bend County indicate that 38.2% of disabled owners and 68.7% of disabled renters have a housing cost burden. Of the low- to moderate-income disabled, 68.6% of owners and 85.5% of renters have a housing cost burden. These percentages for households

translate to approximately 3,560 disabled adults with a housing cost burden. The number of total housing units with other housing problems is negligible in Missouri City, but the need for accessible units for both the disabled and the frail elderly constitutes an additional housing problem beyond affordability. Based on research conducted for the 2011 Analysis of Impediments, there are approximately 50 multi-family rental units specifically adapted for and accessible to the disabled. The first floor apartments at 3 apartment complexes meet the standards for accessible mobility into and within the units, but not all have ADA-compliant safety features. The mentally ill often have difficulty securing rental housing due to a history of erratic behavior and criminal history. The disabled and mentally ill often do not have employment or rental histories required by landlords. There is no information regarding the housing needs of persons with substance abuse issues or HIV/AIDS in Missouri City.

Assisted living for elderly and disabled are available near Missouri City, and range from \$1850 to \$5,000 per month.

The supportive service needs of the special needs population include at the minimum advocacy and, for most, transportation. In addition, the frail elderly and many of the disabled are in need of a variety of in-home supportive services from Meals on Wheels home-delivered hot meals, to housekeeping and in-home nursing or therapeutic care. For non-frail elderly, a community center with programs specifically for the elderly, including congregate meals, is a need. The disabled with mental health issues, and those with HIV/AIDS need specialized medical care. Currently,

The City's Recreation & Tennis Center provides daily senior aerobics/strength training to residents, as well other programs such as breakfasts, lunches, and field trips on a periodic basis. The City funds the Fort Bend Seniors Meals on Wheels in Missouri City, providing meals to 14 elderly, and the center provides services to additional Missouri City residents. East Fort Bend Human Needs Ministry provides food and financial assistance to residents, including special needs residents. United Way of Greater Houston has a service center adjacent to Missouri City in Stafford that provides services to area residents, including special needs populations.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Since 2004, Fort Bend County has had an annual average rate of HIV diagnoses of 9.725 per 100,000 population and a rate of AIDS diagnoses of 6.725 per 100,000. This translates into approximately 9 cases of HIV or AIDS diagnosed in Missouri City residents each year. The 2011 information on the Houston EMA, including Missouri City, indicates that 74% of all HIV/AIDS cases are in males, with 49% in African Americans, 27% in non-Hispanic whites, 23% in Hispanics and 2% in other races. No agencies in the Missouri City are currently funded through Ryan White or other HIV/AIDS funding, however, Saint Hope Foundation does receive funding at their Stafford location and does receive Ryan White funding.

Discussion:

Those special needs populations in the region who are in greatest need of specialized housing and services are primarily reside in Houston where the majority of the services and supportive housing programs are located and where transportation options are the greatest. Areas around Missouri City do provide limited services and housing options, particularly for the elderly population. However, economies of scale prevent many services for specific populations, such as HIV/AIDS from locating out of the Houston core, where concentrated numbers reside. As Fort Bend County, including Missouri City, continues to grow in population, the cost effectiveness of providing local services increases substantially and it is anticipated that more agencies or branches of regional agencies will locate in or in close proximity to Missouri City.

DRAFT

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Missouri City is a rather young municipality and its current facilities are not in need of significant improvements. The City's public parks in CDBG Target Areas are in need of enhancements to a more comprehensive set of amenities. Residents indicated that a senior center is needed to serve the growing senior population. The City recently completed the new community center located at the Quail Valley Golf Course, as well as extensive upgrades to the Recreation and Tennis Center. Both serve the entire city.

How were these needs determined?

These needs were determined by a combination of interviews with City departments, a review of the Parks Master Plan, results of the resident surveys and interviews with stakeholders.

Describe the jurisdiction’s need for Public Improvements:

The City's sidewalks are in need of repair and upgrades to ADA compliance with proper curb cuts. A storm water detention pond to accommodate storm water runoff in the Cangelosi Watershed is needed to prevent flooding in most of the CDBG Target Areas. The City is currently in the engineering and design process for this project. Streets are aging and beginning to need improvements and many of the neighborhoods are in need of better street lighting. Water and Wastewater improvements do not have a high priority at this time, however as the city ages over the next 5 years, it is feasible that areas might experience need for repairs and improvements.

The City has a high priority for code enforcement, particularly in older areas of the city.

How were these needs determined?

These needs were determined by a combination of interviews with City departments, results of the resident surveys and interviews with stakeholders.

Describe the jurisdiction’s need for Public Services:

Missouri City relies on county-wide agencies for most of the public services to residents. The one of the greatest public service needs is educational and job training programs. Literacy Council provides adult literacy, ESL, GED and job training activities with remote sites in Missouri City. However, the demand is greater than funding permits and the need is greater than those seeking services. Additionally, a large

percentage of the youth and young adults in Missouri City are unable to afford post-secondary education. The City, through CDBG, provides scholarships for individuals, however the need far exceeds the total CDBG budget.

Additional services for seniors are also needs in Missouri City. Meals on Wheels has a waiting list for Missouri City residents and more day activities and congregate meals are needed.

Child Advocates provides services to neglected and abused children, with part of the costs funded through CDBG. However, the need continues to grow and is a high priority for the City. Likewise, the City places a high priority on services and shelter to victims of domestic violence.

Subsistence payments and free/low cost health care are high priorities to help ensure a healthy community. Many residents require food through the area food pantries and subsistence payments -- rent, utilities, security deposits -- through organizations such as East Fort Bend Human Needs. Additionally, the need for subsidized prescription assistance and health care, particularly pediatric care, continues to grow in Missouri City.

Most of the social service agencies are located outside of Missouri City, making access more difficult. Increased public transportation, both fixed route through Missouri City and to areas of Fort Bend County and demand response for elderly and disabled to essential services is a priority for low- to moderate-income residents. Additionally, though the Fort Bend Family Health Center (now AccessHealth) and Literacy Council have sites in Missouri City, there is a need for more social service agencies to open sites in or adjacent to Missouri City.

How were these needs determined?

These needs were determined by a combination of interviews with public service providers; local, state, national statistics; results of the resident surveys; and interviews with stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market in Missouri City is rather robust with very low vacancy rates and relatively quick sales. While vacancies in general are considerably lower than the MSA as a whole (4.2% versus 11.8%), as with the MSA, rental vacancies are significantly higher than homeowner vacancies. For Missouri City, a part of the reason is the relatively small percent of multi-family units (7.2%) resulting in renters needing to access single-family, individually-owned rentals. This slows the rental process, leaving rentals on the market longer than would be expected for apartment complexes.

Due to the high percent of single family housing as well as the size of the units, with only 6.1% having 2 bedrooms or fewer, the rents in Missouri City are higher than in the MSA. However, incomes are also considerably higher in Missouri City than the remainder of the MSA. Despite the higher incomes, the percent of renters with a housing cost burden tracks closely with the MSA as a whole.

The vast majority of the housing in Missouri City was built after 1979, resulting in very few units with structural issues, either lacking kitchen facilities or plumbing or having lead-based paint hazards. The main structural issues include cracked foundations and deteriorated/leaking roofs. Deferred maintenance/repair of these two major issues leads to additional damage, however the number of substandard units in Missouri City is very small.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing in Missouri City is overwhelmingly single-family and units with 3 or more bedrooms. Additionally, Missouri City is a relatively young community and the housing stock is sound with only 60 total units being classified as "substandard" by HUD (lacking complete plumbing or kitchen facilities). While there is a need for affordable housing, an affordability mismatch with higher-income households residing in housing affordable to lower-incomes, causes much of the disparity and need.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|---------------|-------------|
| 1-unit detached structure | 21,885 | 91% |
| 1-unit, attached structure | 1,090 | 5% |
| 2-4 units | 80 | 0% |
| 5-19 units | 545 | 2% |
| 20 or more units | 520 | 2% |
| Mobile Home, boat, RV, van, etc | 14 | 0% |
| Total | 24,134 | 100% |

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|---------------|-------------|--------------|-------------|
| | Number | % | Number | % |
| No bedroom | 44 | 0% | 90 | 2% |
| 1 bedroom | 0 | 0% | 460 | 12% |
| 2 bedrooms | 960 | 5% | 330 | 8% |
| 3 or more bedrooms | 18,270 | 95% | 3,070 | 78% |
| Total | 19,274 | 100% | 3,950 | 100% |

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Currently, there is a housing tax credit property in Missouri City and one that was approved for construction by TDHCA in 2012. Both are elderly complexes and The current project has 108 total units with all being LIHTC units, while the proposed project will have 120 total units and 108 will be LIHTC. Adjacent to Missouri City is a LIHTC project for the general population with 256 units, 250 of

which are LIHTC units. These LIHTC units target eligible households with incomes of 60% or less of the area median income.

Fort Bend County is not one of the 22 counties served by TDHCA's Section 8 HCV program and Fort Bend County is not a Public Housing Authority at this time.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No units are expected to be lost from the affordable housing inventory.

Does the availability of housing units meet the needs of the population?

Based on the 2005-2009 ACS data provided by HUD in the Housing section of this Consolidated Plan, there are 749 renters with a housing cost burden that are in need of affordable housing options. Additionally, there are 170 living in overcrowded conditions, either due to multiple households under one roof or too few bedrooms/rooms for the household size. However, the vast majority of the housing in Missouri City has 3 or more bedrooms (96% of owner-occupied and 79% of renter-occupied), indicating that there is sufficient housing for large families. It should also be noted that due to the high percent of multi-generational Asian households in Missouri City, the overcrowding is a result of their culture, not a result of insufficient income to afford a larger unit.

There appears to be an affordability mismatch, with many of the households in Missouri City being conservative with their housing choices. Of owners with a mortgage, 34.4% have monthly housing costs of less than 20% of their income and 36.2% of the renters have housing costs of less than 20% of their income. This indicates that while there is a significantly high percent of renters with a housing cost burden, there is also a significantly high percent of households renting units affordable to lower-incomes.

As a result of calculating the number of renters with a housing cost burden or in overcrowded conditions minus the number of renters paying less than 15% of their income in rent, there is a gap of approximately 562 affordable housing units.

Describe the need for specific types of housing:

The greatest need for affordable housing, both rental and owned, in Missouri City is for small related and elderly households. More than half of the cost-burdened renters are small-related or elderly households. Likewise, 2/3 of owners with a cost burden are small-related or elderly households. In part, this is due to the shortage of 1- and 2-bedroom units.

Discussion

Though housing costs, on average, are somewhat higher in Missouri City than for the MSA as a whole, the median income is considerably higher than the MSA. Additionally, Missouri City, being a "bedroom community" is predominately single family, with well over 90% of the units having 3 or more bedrooms. While the unit sizes provide an adequate number of units for large families, it also increases the cost of housing. Small-related and single-person households, particularly the elderly, are living in housing units that are larger than necessary due to the lack of 1- and 2-bedroom units. This causes a housing cost burden. The need, therefore, is for smaller affordable units, particularly for the elderly. The development of 1- and 2-bedroom units in senior independent living or single family communities would address much of the housing need in Missouri City.

The overcrowding in Missouri City is minor and can be attributed in great part to the multi-generational households of Asians and some Hispanics rather than an inability of households to afford adequate-sized units.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

While the cost of housing has risen significantly between 2000 and the average of 2005-2009, the values declined substantially in 2008 and 2009 and are only beginning to rebound. Rents, however, have continued to increase. The percent of owner-occupied units valued at less than \$100,000 is considerably less than for the entire MSA (14.3% versus 28.8%), making ownership in Missouri City less affordable than in Houston, Harris County or unincorporated Fort Bend County. Much of the difference is due to (1) the age of the housing stock, (2) the size of the units, and (3) the lack of housing that was originally company housing for laborers located adjacent to factories.

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 158,500 | 159,500 | 1% |
| Median Contract Rent | 1,022 | 1,137 | 11% |

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|--------------|--------------|
| Less than \$500 | 369 | 9.3% |
| \$500-999 | 1,285 | 32.5% |
| \$1,000-1,499 | 1,519 | 38.5% |
| \$1,500-1,999 | 665 | 16.8% |
| \$2,000 or more | 105 | 2.7% |
| Total | 3,943 | 99.8% |

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|--------------|--------------|
| 30% HAMFI | 55 | No Data |
| 50% HAMFI | 295 | 775 |
| 80% HAMFI | 1,115 | 3,390 |
| 100% HAMFI | No Data | 5,234 |
| Total | 1,465 | 9,399 |

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | | | | | |
| High HOME Rent | | | | | |
| Low HOME Rent | | | | | |

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a lack of affordable housing for low- to moderate-income small-related and elderly households due to the shortage of 1- and 2-bedroom units. Additionally, there is an affordability mismatch as a high percent of renters and owners are spending less than 15% on housing, thus occupying housing that would be available to lower-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

The housing values/rents have increased significantly more than the median income in Missouri City. Most of the disparity is due to the development and annexation of new high-end subdivisions increasing the median and average rents and values. Conversely, much of the older housing stock -- housing built between 1970 and 1990 -- has not significantly increased in value and has decreased significantly since 2008. As a result, the changes in median home values and rents will not adversely change the affordability of housing in Missouri City.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents and FMRs are lower than the median rent for Missouri City due to the large average housing unit size in the city. Comparing the average rents of advertised units in Missouri City with the FMRs, they are comparable and are lower for 1- and 2-bedroom units. The limited number of multi-family units in Missouri City impacts the affordability of rental units. However, there are sufficient affordable multi-family units immediately adjacent to Missouri City in Stafford, far southwest Houston and the unincorporated areas of Fort Bend County. The City will continue to evaluate applications for private multi-family and LIHTC properties and will approve those that fit within the zoning and development codes of the City.

Discussion

Housing costs in Missouri City are within the range of the MSA's fair market rents and are generally affordable for most Missouri City residents. The gap in affordability comes in the lack of sufficient numbers of small units -- 1- to 2-bedroom single family and multi-family units -- and the high percent of single family homes. The result is that small-related families, individuals and the elderly rent or purchase 3- or 4-bedroom homes, primarily single family, making them less affordable than 1- or 2-bedroom apartments. However, there are sufficient affordable multi-family units adjacent to Missouri City and the City is committed to approve the development of subsidized units that meet zoning and development codes.

Though Missouri City is not a HOME PJ, a non-profit redevelopment corporation located in Houston has recently purchased 4 foreclosed single family homes and will rehabilitate them and sell them at affordable rates. If there plan is successful, they anticipate purchasing more units for affordable sale.

DRAFT

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The vast majority of the housing in Missouri City was constructed after 1979, with nearly 1/4 being constructed since 2000. As a result the condition of the housing ranges from poor (very few units) to excellent, with very few substandard and even fewer dilapidated, not suitable for rehabilitation. Most of those in need of rehabilitation are in need of relatively minor repairs of less than \$12,000.

While lead-based paint hazards are always a concern, approximately 15% of the households live in housing built before 1980 and have children under 6 years of age. All housing that is rehabilitated using HUD funds are tested for lead-based paint and remediated as required.

Definitions

A building that is deemed dilapidated or substandard is defined as a structure that has become deteriorated or damaged through exposure to the elements to the extent that it no longer provides protection from the elements, or is in danger of collapse, or is not connected to an approved wastewater disposal system, or is hazardous to public health/safety/welfare. Substandard units suitable for rehabilitation are those for which the necessary rehabilitation would be less than 50% of the value of the property.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 3,940 | 20% | 1,485 | 38% |
| With two selected Conditions | 75 | 0% | 64 | 2% |
| With three selected Conditions | 0 | 0% | 0 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 15,270 | 79% | 2,395 | 61% |
| Total | 19,285 | 99% | 3,944 | 101% |

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| 2000 or later | 4,935 | 26% | 960 | 24% |
| 1980-1999 | 8,380 | 43% | 1,375 | 35% |
| 1950-1979 | 5,805 | 30% | 1,604 | 41% |
| Before 1950 | 165 | 1% | 4 | 0% |

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| Total | 19,285 | 100% | 3,943 | 100% |

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 5,970 | 31% | 1,608 | 41% |
| Housing Units build before 1980 with children present | 2,969 | 15% | 2,365 | 60% |

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | 910 | 5 | 915 |
| Abandoned Vacant Units | 387 | 5 | 392 |
| REO Properties | 128 | 0 | 128 |
| Abandoned REO Properties | 31 | 0 | 31 |

Table 36 - Vacant Units

Data Source Comments: ACS data used for total vacants, estimates based on Code Enforcement used for substandard units, real estate data used for REO properties

Need for Owner and Rental Rehabilitation

There is very little need for rental rehabilitation in Missouri City, particularly in the multi-family units. There is a need for minor to moderate owner-occupied rehabilitation. Based on applications by low- to moderate-income residents, it is estimated that less than 3% of the low- to moderate-income owners are in need of housing rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on the number of units (above table) built before 1980 and the percent low- to moderate-income households based on the 2011-2015 ACS (Total Units) 2011-2015 CHAS, it is estimated that 5970 total units built before 1980 are occupied by low-mod income households. Of these, approximately 2969 are occupied by families with children under 6 years of age. Though not every home built prior to 1980 contain lead-based paint, it can be estimated that there are approximately 1,068 units with lead-based

paint that are occupied by low- to moderate-income households, and 210 of those would have children under the age of six.

Discussion

There are very few housing units in Missouri City that are substandard. Nearly 70% of the housing stock was built after 1979, with nearly 25% being constructed after 1999. As a result of the relatively newness of the housing stock, there are very few units that are substandard. Most units in need of rehabilitation are in need of foundation repairs, new roofs or very minor repairs. The soil content in Southeast Texas leads to cracking of slab foundations and shifting of pier-and-beam foundations. Most of the homes in Missouri City are built on slab foundations and many have had cracking and separating. Program staff has had the challenge of dealing with homes that exceed the allowable maximum rehabilitation costs due to foundation related repairs. More funding resource needs are realized on a regular basis; therefore staff is recommending that the CDAC consider programs such as Section 108 and HOME within this Consolidated Plan Year period.

DRAFT

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

| | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|---------------|-------------------------------------|----------------------------|------------|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * | |
| # of units vouchers available | | | | 1,540 | | | 0 | 0 | 0 |
| # of accessible units | | | | | | | | | |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units and no PHA in or serving Missouri City.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|-----------------------------------|---------------------------------|
| None | 0 |

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not Applicable

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not Applicable, there is no PHA.

Discussion:

There is no Public Housing Authority serving Missouri City, therefore there are no public housing units or housing choice vouchers available to Missouri City residents.

DRAFT

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There is only one homeless facility within the city limits of Missouri City, but 2 other facilities in Fort Bend County do serve Missouri City. Fort Bend Family Promise is located within Missouri City, though it serves all of Fort Bend County. Fort Bend Women's Center is located in the unincorporated area of the county but serves Missouri City as well as the other incorporated and unincorporated areas. Park Youth Ranch is located in Fort Bend County and provides shelter and supportive services to unaccompanied youth. Fort Bend Family Promise has its day center and administrative offices in Missouri City, however, as with all Family Promise agencies throughout the country, FBFP houses its clients in churches on a rotating basis. Fort Bend Women's Center provides emergency shelter, transitional housing and tenant-based rental assisted units for those exiting the shelter but continuing to need supportive and subsidized housing. Park Youth Ranch provides services to at-risk youth and supportive shelter to homeless youth. Those aging out of foster care can receive services through Park Youth Ranch.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 60 | 0 | 15 | 0 | 0 |
| Households with Only Adults | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 0 | 0 |
| Veterans | 22 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 25 | 0 | 5 | 0 | 0 |

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: The data reflects shelter and transitional housing beds for Women's Center and shelter beds in churches for Family Promise and shelter beds at Park Youth Ranch for the entire Fort Bend County.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The primary mainstream service located in Missouri City is the Fort Bend Family Health Center (now AccessHealth) with a site within the city limits. Other services such as job training, mental health services, legal services, crisis intervention, and subsistence assistance are located outside of Missouri City in Fort Bend County but do serve Missouri City residents. Women's Center, Park Youth Ranch and Family Promise access the mainstream services to provide comprehensive assistance to their residents.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Currently, there are no facilities or services that specifically address the needs of the chronically homeless or veterans. Park Youth Ranch provides 90-day shelter to unaccompanied youth. Fort Bend Women's Center is a domestic violence shelter and transitional housing program providing housing and supportive services to single women and families, while referring male victims to other facilities, providing hotel vouchers or housing them temporarily. Fort Bend Family Promise limits its clientele to families who are experiencing short-term episodes of homelessness due to job loss, illness or other catastrophic occurrences. Individuals and chronically homeless are referred to other facilities. Fort Bend Women's Center and Family Promise do serve veterans and their families, but it is not a target population.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

During the needs assessment phase of the plan, residents were polled in the special needs survey to determine their priority of needs. As seen in the chart below, overwhelmingly 61% or more rated high on sidewalks and street infrastructural improvements. Other areas of importance from a needs perspective include: 55.8% for more jobs and economic development; 48% for youth programs; 48% for housing rehab assistance; 38% for parks and recreation; and 50% for programs for the elderly, just to name a few. There are a number of facilities and services within Fort Bend County to provide assistance to the special needs populations of Missouri City. While most are located outside of Missouri City, several are in close proximity and transportation is available through New Freedom, American Red Cross and Fort Bend Seniors to access more remote services.

The City's CDBG programs along with other grant programs and City's Capital Improvement Programs will be dove-tailed to provide improvements in those areas of need. The CDAC is shown great committment in recommending new and creative programs to place address these important community needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The following are the services available to Missouri City residents:

Elderly: Recreational and physical fitness at the City's recreational facility; wellness services and nutritional education through Methodist Hospital Wellness Center; Fort Bend County Behavioral Health Services for mental health services; demand response transportation through American Red Cross, Fort Bend Seniors and METRO Lift; Veterans of Foreign Wars club; congregate meals at the Senior Center in Fort Bend County; Health screenings through Fort Bend Seniors; food pantry and subsistence assistance through East Fort Bend Human Needs; emergency shelf stable food through Fort Bend Seniors.

Frail Elderly: Meals on Wheels hot home-delivered meals;

Mentally Ill: Fort Bend County's Mental Health Public Defenders Office to provide legal assistance and case management to those involved in the judicial system; Texana Center in Sugar Land to provide outpatient behavioral healthcare;

Disabled: Fort Bend office of Texas Department of Aging and Disability Services to provide personal attendant services, day activities, in-home and family support, and residential care; New Freedom and Red Cross to provide demand response transportation; Disabled American Veterans to provide

community and events; The Arc to provide advocacy, information and referral, residential services in group homes, learning centers, adult social activities and transportation; Fort Bend Lawyer's care to provide legal services and assistance in fair housing issues;

Substance Use Disorders/Addictions: Fort Bend Regional Council on Substance Abuse to provide treatment, counseling, referrals;

All special needs: Fort Bend Service Center of United Way of Greater Houston provides services and referrals for all special needs categories.

Please check the five (5) items that are most important to you.

52 responses

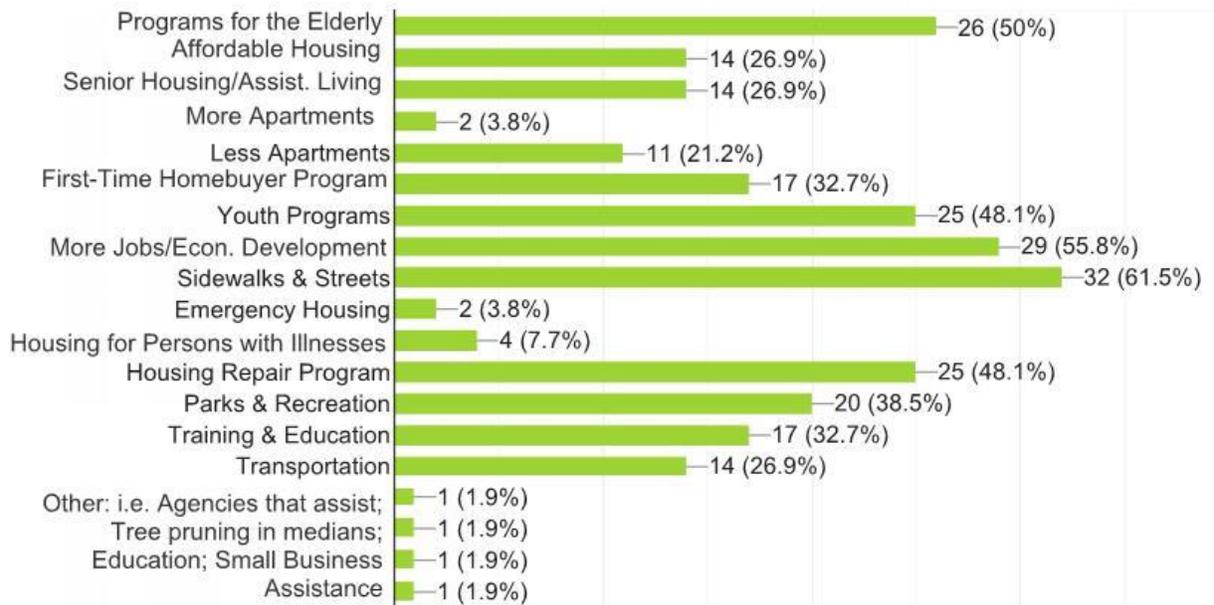


Table of Priority of Needs Assessment

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There are no direct programs for the provision of supportive housing in Missouri City. The Arc does provide residential services in group homes in Fort Bend County for those with mental disabilities. Other special needs populations are referred to supportive housing programs in surrounding areas, including Houston.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Missouri City will continue to assist special needs populations through CDBG funding to:

- Fort Bend Seniors' Meals on Wheels program to provide hot home-delivered meals to the home-bound elderly;
- Child Advocates of Fort Bend to provide counseling services to children who are victims of abuse and/or neglect;
- Fort Bend Family Health Center (now AccessHealth) to provide medical care and referrals to children who are ill, disabled or mentally ill.
- Edison Arts Foundation, Inc. to provide for Summer Theatre Arts Repertory to 20 youth residents of Missouri City from a wholistic standpoint.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Missouri City is not part of a consortial, but as an Entitlement Jurisdiction it will provide funding to:

- Fort Bend Seniors' Meals on Wheels program to provide hot home-delivered meals to the home-bound elderly;
- Child Advocates of Fort Bend to provide counseling services to children who are victims of abuse and/or neglect;
- Fort Bend Family Health Center (now AccessHealth) to provide medical care and referrals to children who are ill, disabled or mentally ill.
- Edison Arts Foundation, Inc. to provide for Summer Theatre Arts Repertory to 20 youth residents of Missouri City from a wholistic standpoint.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Currently, the City has adopted a Fair Housing Ordinance by reference to the Civil Rights Act of 1968, continues to promote the Act during decision making opportunities.

At this time there are no tax incentives provided to developers of affordable housing directly by Missouri City. However, the City approves LIHTC applications to TDHCA that are in accordance with City codes and appear to be financially feasible and sound.

While there are areas zoned for multi-family, townhomes and duplexes, the majority of the residential areas of Missouri City are zoned single family and the homes constructed are generally more than 1,500 square feet, making them less affordable to small-related families, individuals and the elderly.

Due to Missouri City's status as a CDBG Entitlement Jurisdiction, national public policy (HUD regulations) prohibits Fort Bend County and Harris County HOME funds from being used in Missouri City, though Missouri City is not a HOME Participating Jurisdiction. This prevents county CHDOs from constructing affordable housing in Missouri City. The administrative team works constantly towards establishing project activities that will assist those desiring to move towards homeownership such as first-time-home buyer incentives. The team also provides fair housing training at least once a year to the Planning & Zoning Commission and the general public.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Missouri City has a strong economic base and a relatively low unemployment rate. According to the 2009-2011 American Community Survey, Missouri City's unemployment rate was 6.6% compared with 8.4% for the MSA and 8.5% for the State of Texas. Employment in management, business, science and arts is more than 10 percentage points (33%) higher in Missouri City than in the MSA or state. The educational attainment for persons 25 years and older is considerably higher than either the MSA or state with 92.2% having at least a high school diploma and 75.6% having at least some college. The median income in Missouri City was \$77,435 as opposed to \$55,792 for the MSA and \$50,266 for the state. Controlling for educational level, incomes in Missouri City are higher than the MSA or state, with those with a Bachelor's degree or higher exceeding the MSA and state median income by more than \$10,000.

While there is poverty in Missouri City, with 8.9% of the population being below the poverty level, the rate is approximately 1/2 of that of the MSA and state. However, it is a focus of the City to reduce poverty through improved educational opportunities. As a result, the City's CDBG program funds post-secondary scholarships and adult literacy/GED/workforce development activities.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 1,065 | 7 | 3 | 0 | -3 |
| Arts, Entertainment, Accommodations | 3,287 | 1,711 | 11 | 14 | 3 |
| Construction | 1,682 | 251 | 5 | 2 | -3 |
| Education and Health Care Services | 6,337 | 2,838 | 20 | 23 | 3 |
| Finance, Insurance, and Real Estate | 1,891 | 664 | 6 | 5 | -1 |
| Information | 558 | 221 | 2 | 2 | 0 |
| Manufacturing | 2,270 | 953 | 7 | 8 | 1 |
| Other Services | 874 | 653 | 3 | 5 | 3 |
| Professional, Scientific, Management Services | 3,312 | 729 | 11 | 6 | -5 |

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|--------------------------------|-------------------|----------------|--------------------|-----------------|---------------------|
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 3,810 | 3,106 | 12 | 25 | 13 |
| Transportation and Warehousing | 1,299 | 122 | 4 | 1 | -3 |
| Wholesale Trade | 1,932 | 322 | 6 | 3 | -4 |
| Total | 28,317 | 11,577 | -- | -- | -- |

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

DRAFT

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 39,063 |
| Civilian Employed Population 16 years and over | 36,115 |
| Unemployment Rate | 7.60 |
| Unemployment Rate for Ages 16-24 | 24.18 |
| Unemployment Rate for Ages 25-65 | 4.60 |

Table 41 - Labor Force

Data Source: 2011-2015 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 11,855 |
| Farming, fisheries and forestry occupations | 1,235 |
| Service | 2,445 |
| Sales and office | 9,245 |
| Construction, extraction, maintenance and repair | 1,525 |
| Production, transportation and material moving | 1,145 |

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 15,435 | 45% |
| 30-59 Minutes | 15,970 | 47% |
| 60 or More Minutes | 2,700 | 8% |
| Total | 34,105 | 100% |

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|--------------------------------|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 1,245 | 175 | 770 |

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| High school graduate (includes equivalency) | 4,860 | 505 | 1,530 |
| Some college or Associate's degree | 9,315 | 685 | 2,320 |
| Bachelor's degree or higher | 14,945 | 435 | 2,295 |

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 80 | 150 | 285 | 595 | 450 |
| 9th to 12th grade, no diploma | 930 | 255 | 320 | 590 | 605 |
| High school graduate, GED, or alternative | 1,710 | 1,455 | 1,625 | 3,815 | 1,360 |
| Some college, no degree | 2,960 | 1,680 | 2,330 | 4,905 | 1,755 |
| Associate's degree | 190 | 530 | 880 | 2,020 | 390 |
| Bachelor's degree | 570 | 2,643 | 2,410 | 6,480 | 1,985 |
| Graduate or professional degree | 110 | 1,250 | 1,875 | 3,005 | 1,350 |

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 58,304 |
| High school graduate (includes equivalency) | 96,001 |
| Some college or Associate's degree | 124,498 |
| Bachelor's degree | 198,149 |
| Graduate or professional degree | 224,512 |

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Missouri City are education, health care, entertainment and retail. The majority of the workforce is employed in education, health care and professional services, with most of the professional service employees commuting to surrounding areas.

Describe the workforce and infrastructure needs of the business community:

The primary workforce need in the community is post-secondary education, either college or trades education. The primary employment sector need in the community is in the professional and managerial sector with more corporate headquarters and professional services locating in Missouri City. The infrastructure needs of the business community include tax incentives, vacant land for development and infrastructure capacity for higher-density commercial or industrial development. Currently there are 3 Tax Increment Reinvestment Zones (TIRZ) in Missouri City, however Fort Bend Independent School District, the taxing authority with the highest tax rates, does not participate in the tax incentives for the TIRZ.

The City provides a number of economic development incentives including infrastructure assistance, freeport tax exemption, and tax abatements/tax increment reinvestment.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

During the past year, Niagra Bottling began constructing a a vertically integrated manufacturing and distribution plant in Missouri City. This will create approximately 250-275 jobs in Missouri City. Lakeview Business Park is expected to continue to attract additional manufacturing and distribution companies. LT Foods USA, Flair Flexible Packaging and Allied Group/Warren Alloy are also locating in Lakeview Business Park and will bring more than 400 jobs to Missouri City. Most of the new jobs will be for skilled and unskilled laborers in manufacturing, packaging and distribution.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Currently, the majority of the workforce living in Missouri City is professional/managerial in the areas of education, health care, management and finance. Other than education and health care, this workforce commutes to business locations outside of Missouri City. The employment opportunities in Missouri City are in the areas of retail, education, health care and entertainment (food services). Manufacturing is growing and will be able to employ more local workers. However, to retain the workforce in Missouri City, more higher-end professional jobs are needed with the jurisdiction.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There is a full service Texas Workforce Development office located in far southwest Houston in close proximity to Missouri City. Houston Area Urban League (HAUL) provides workforce training in Harris and Fort Bend Counties available to Missouri City residents. HAUL provides training in information technology and construction as well as providing customized training and certification for major employers seeking local workers. HAUL also provides college readiness training for high school students.

The Texas Workforce Development and the Skills Development Fund assist in local workforce training initiatives. The Skills Development Fund links businesses and community colleges, providing financial support for the development and instruction of relevant training curricula. Houston Community College, with the Stafford Campus in close proximity to Missouri City provides college and trade education with Associates Degrees and certifications in a number of areas.

The City of Missouri City funds post-secondary scholarships for college or trade programs as well as literacy, GED and workforce development activities of the Literacy Council of Fort Bend.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Missouri City is part of the Gulf Coast CEDS administered by Houston-Galveston Area Council. The projects being planned or underway in Fort Bend County include improvements to US 59, US 90 and SH 6; flood control; workforce development; telecom expansion and development; business start-up and expansion financing; and Disaster Recovery associated with the hurricanes of 2008.

Discussion

Missouri City's workforce is divided between professionals/managers who for the most part work outside of the city and educators, health care workers, manufacturing workers and service employees (retail, food service, other services) working inside Missouri City. The primary goals of the economic development activities -- local, county and regional -- is to expand the local employment opportunities for all workers, including the college educated professional/managerial residents, as well as to train residents to fill the positions at all levels of employment. Within the scope of the CDBG program, the

City funds post-secondary scholarships and educational services of the Literacy Council of Fort Bend, providing literacy education, GED preparation, job readiness and workforce development. The City also works with other workforce development and economic development entities to bring jobs and trained workers together.

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The CDBG Target Areas of Fondren and Hunter's Glen have the oldest housing, with need for minor rehabilitation. No areas have multiple housing problems and the cost burdened households are not concentrated in any one area of the city.

Overall, 30 percent of households experience at least one of the four housing problems. Native American and Hispanic households experience housing problems at higher rates (50% and 40%, respectively). Thirty three percent of African American households experience one or more housing problems, compared to 23 percent of Non-Hispanic white households.

Nearly half (48%) of large family households and 40 percent of non-family households have one or more housing problems, compared to just 29 percent of small family households.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The city is majority minority and all but 3 census block groups have at least 20% minority population. The areas of greatest concentration (60% or greater minority population) are concentrated in the north areas of the city -- areas north of Cartwright Rd. All of the CDBG Target Areas are within areas of minority concentration (60% or greater). Additional areas that are not low- to moderate-income also have minority concentrations. Note that Missouri City has an exception to the 51% low-moderate income (LMI) rule for Target Areas and CDBG Target Areas in Missouri City are 33.49% or greater low- to moderate-income. The remaining areas of minority concentration have less than 41.98% LMI. The areas of more than 41.98% LMI and high minority concentration are, for the most part, the Fondren and Hunter's Glen areas east of Texas Parkway and north of Cartwright Road.

What are the characteristics of the market in these areas/neighborhoods?

These areas of highest minority concentration are predominately single family and have asking prices of between \$85,000 and \$175,000, housing age, and housing size. Most of the housing in the areas of high minority concentration are brick veneer built after 1978 and having between 1,200 and 1,750 square feet/3 bedrooms. There is new housing constructed after 2010 within the areas east of Texas Parkway and within both high minority concentration and high rates of LMI.

The housing market within this area has fluctuated greatly since 2008, along with the region as a whole. Housing values dropped significantly prior to 2012 but have been rebounding to some

extent. The City is experiencing a number of infill new housing starts within the CDBG boundary area over the last two (2) years.

Are there any community assets in these areas/neighborhoods?

The majority of the City's community assets are in or adjacent to the CDBG Target Areas of LMI concentration and within areas of high minority concentration. The City's public library and City Hall are immediately across Texas Parkway from the Hunter's Glen Target Areas. There are 3 city parks in the Hunter's Glen area and 1 in the Fondren area. Significant retail shopping is along Texas Parkway, however the major chain stores are located on the south end of Missouri City.

Are there other strategic opportunities in any of these areas?

The area of greatest LMI concentration and LMI minorities is located in close proximity to US 90 and Sam Houston Tollway, 2 major thoroughfares that have vacant commercial property for development. As these areas develop, the residents will have easy access to the services provided. A number of office/warehouse and industrial new business have invested in those areas and are providing opportunities for employment.

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| Households Experiencing Any of 4 Housing Problems | Missouri City | | | Greater Houston Region | | |
|--|------------------------|------------------|------------------------|------------------------|------------------|------------------------|
| | # with Problems | Total Households | % with Problems | # with Problems | Total Households | % with Problems |
| Total | 6,605 | 22,190 | 30% | 735,595 | 2,068,515 | 36% |
| Race/Ethnicity | | | | | | |
| Non-Hispanic White | 1,624 | 6,974 | 23% | 246,075 | 972,175 | 25% |
| African American/Black | 2,964 | 9,004 | 33% | 166,049 | 368,894 | 45% |
| Hispanic | 1,174 | 2,914 | 40% | 270,679 | 570,233 | 47% |
| Asian or Pacific Islander | 730 | 2,895 | 25% | 42,395 | 128,349 | 33% |
| Native American | 35 | 70 | 50% | 1,444 | 4,692 | 31% |
| Other, Non-Hispanic | 85 | 329 | 26% | 8,910 | 24,195 | 37% |
| Household Type and Size | | | | | | |
| Family households, <5 people | 3,945 | 15,050 | 26% | 349,855 | 1,188,224 | 29% |
| Family households, 5+ people | 1,155 | 2,985 | 39% | 142,640 | 277,794 | 51% |
| Non-family households | 1,500 | 4,130 | 36% | 243,100 | 602,490 | 40% |
| Households Experiencing Any of 4 Severe Housing Problems | # with Severe Problems | Total Households | % with Severe Problems | # with Severe Problems | Total Households | % with Severe Problems |
| Total | 3,115 | 22,190 | 14% | 405,180 | 2,068,515 | 20% |
| Race/Ethnicity | | | | | | |
| Non-Hispanic White | 680 | 6,974 | 10% | 117,154 | 972,175 | 12% |
| African American/Black | 1,339 | 9,004 | 15% | 90,987 | 368,894 | 25% |
| Hispanic | 739 | 2,914 | 25% | 168,908 | 570,233 | 30% |
| Asian or Pacific Islander | 309 | 2,895 | 11% | 22,790 | 128,349 | 18% |
| Native American | 35 | 70 | 50% | 721 | 4,692 | 15% |
| Other, Non-Hispanic | 10 | 329 | 3% | 4,659 | 24,195 | 19% |

Demographics of Households with Disproportionate Housing Needs

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan has been developed based on linking the limited available CDBG resources and non-federal resources to the priority needs of the community, as determined through data analysis and results of consultations, resident surveys, and stakeholder interviews. As a result, the following have been determined to be the areas of greatest need and able to be accomplished with the existing and projected resources:

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

| | | |
|--|---|--|
| 1 | Area Name: | Court Road |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Housing |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | This area is Census Tract 671100, the part of Block Group 1 that is on the east corner of the block group north of Court Road, south of Lexington Blvd and the city limits, west/southwest of Staffordshire Road. It is geographically separated from, but part of the same tract/block group at Lexington/Murphy Rd. Target Area. |
| | Include specific housing and commercial characteristics of this target area. | The area is predominately commercial in nature and will not be a major recipient of CDBG area-benefit funds. |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | The target area was determined by HUD's 2011 list of eligible block groups based on the exception to the 51% low-mod regulation. The Community Development Advisory Committee was consulted for all eligible areas and determined that Court Road should be included. |
| | Identify the needs in this target area. | The target area has need for commercial improvements and contains a public park. |
| What are the opportunities for improvement in this target area? | Currently, there are few opportunities for improvements in this target area. | |
| Are there barriers to improvement in this target area? | The major barrier is that it is not predominately residential and most of the improvements will be linked to commercial properties without a strong policy in place or funding to accomplish commercial improvements and/or economic development. | |
| 2 | Area Name: | Fifth St. |
| | Area Type: | Local Target area |

| | |
|---|---|
| Other Target Area Description: | |
| HUD Approval Date: | |
| % of Low/ Mod: | |
| Revital Type: | Housing |
| Other Revital Description: | |
| Identify the neighborhood boundaries for this target area. | The area consists of the part of Census Tract 671300 Block Group 2 that is inside the city. It is located south of US 90, west of Texas Parkway, north of 5th Street and east of the city limits/Present St. |
| Include specific housing and commercial characteristics of this target area. | The area is mixed use with older single family residential properties, patio home subdivision, Missouri City Middle School, commercial and light industrial properties, and properties converted from residential to commercial. It is one of the oldest areas of the city and is adjacent to the part of 5th Street in unincorporated county that is receiving significant improvements by Fort Bend County Community Development. |
| How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee and with Fort Bend County for the extension of 5th St. outside the city, determined that it should be included as a target area. |
| Identify the needs in this target area. | The housing stock is varied, with much of the larger-lot single family housing in need of minor to major rehabilitation, while the zero-lot-line patio homes are in good condition. Residential properties converted to commercial as well as older housing units are in need of code enforcement and code compliance. |
| What are the opportunities for improvement in this target area? | Much of the opportunities are for the area across 5th St. where more distressed conditions exist. The City will be surveying both sides of 5th to determine the south side's eligibility and the needs for both sides of the street. Currently, housing rehabilitation is the greatest opportunity for improvement. |
| Are there barriers to improvement in this target area? | The mixed use and income of the neighborhood poses barriers to using CDBG funds for infrastructure improvements. |

| | | |
|---|---|--|
| 3 | Area Name: | Fondren |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Housing |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | The area consists of the corner of Missouri City in Harris County, and includes Block Groups 2 and 3 of Census Tract 423600. The area is bounded on the south-southeast by US 90, on the west-southwest by S. Beltway 8 W. (Sam Houston Tollway) and on the north by the city limits, with the exception of the far northeast block group (Block Group 1). |
| | Include specific housing and commercial characteristics of this target area. | The area is predominately residential with vacant land suitable for development at the intersection of US 90 and S. Beltway 8 W. and an industrial area north of S. Garden along the S. Beltway southeast of the city limits. |
| How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee and with the Public Works Department and Parks and Recreation Department of the City, indicated substantial need in the area for new and improved sidewalks, improvements to McLain Park, code enforcement, and housing rehabilitation. | |
| Identify the needs in this target area. | The primary area-benefit needs in the Target Area are sidewalks and improvements/enhancements to McLain Park. Minor code enforcement issues arise in the residential section and the code enforcement officer is needed to patrol the area and investigate complaints and sitings of infractions. Additionally, there is a need for code enforcement to be diligent in the industrial section. | |

| | | |
|---|--|--|
| | What are the opportunities for improvement in this target area? | The greatest opportunities in the area are for improved pedestrian mobility through improving the sidewalks, improving McLain Park and ensuring that City codes are enforced. The other major opportunity is dependent upon private investment and that is for the undeveloped areas at the intersection of US 90 and S. Beltway 8. That is prime real estate, fronting on 2 major thoroughfares, and the development can greatly enhance the neighborhood and the residents' access to amenities. |
| | Are there barriers to improvement in this target area? | The primary barrier to improvement in the area is available resources for the sidewalk and park improvements. Secondly, the industrial section to the northwest of the residences can be a barrier to the residential nature of the area and the code enforcement activities must be stringent in the industrial section. |
| 4 | Area Name: | Hunter's Glen |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Housing |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | The Hunter's Glen target area consists of Block Groups 1, 2 and 3 of Census Tract 670500. The area extends along the eastern city limit along Fondren Road from US 90 to Independence Blvd and east of Texas Parkway. |
| Include specific housing and commercial characteristics of this target area. | The area is a combination of established single family homes, new small-lot and zero-lot-line patio homes and single family homes, Thurgood Marshall High School, ponds on Cangelosi Road that will become the improved storm water detention area for the Cangelosi Watershed, several public parks and trails, and vacant land, particularly along US 90 and on either side of Cangelosi Road. | |

| | | | | | | | | | |
|--|---|--------------------------|------------------------------|--------------------------|--------------------------|--|--|----------------------------------|--|
| <p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p> | <p>The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee and with various City departments, coupled with the age of the housing and number of requests for housing rehabilitation and the concentration of African American residents led the City to include this as one of the highest priority areas. The City is committed to ensuring that neighborhoods of high minority concentration are well-served and this area is one of the areas of focus.</p> | | | | | | | | |
| <p>Identify the needs in this target area.</p> | <p>The primary needs of the area are: improvements to the sidewalks; improvements and enhancements to the parks; code enforcement; and minor housing rehabilitation. Improved access to amenities is also a need in the area.</p> | | | | | | | | |
| <p>What are the opportunities for improvement in this target area?</p> | <p>Private development provides a great opportunity for commercial development within the vacant land along US 90, giving the residents easier access to shopping and other amenities. The considerable amount of public park land in the area provides great opportunities to keep the desirability and sustainability of the neighborhood high as well as to provide extensive recreational opportunities for the residents. Programs at the high school give neighbors the opportunity for additional activities.</p> | | | | | | | | |
| <p>Are there barriers to improvement in this target area?</p> | <p>Limited resources have prevented all of the housing rehabilitation applicants throughout the city as well as in Hunter's Glen from receiving timely assistance. Additionally, the number of rental units in the area pose a potential barrier to neighborhood maintenance and sustainability. Limited resources have slowed the improvements to the sidewalks and the parks.</p> | | | | | | | | |
| <p>5</p> | <table border="1"> <tr> <td data-bbox="721 1640 1045 1696"> <p>Area Name:</p> </td> <td data-bbox="1045 1640 1432 1696"> <p>Lexington/Murphy Road</p> </td> </tr> <tr> <td data-bbox="721 1696 1045 1753"> <p>Area Type:</p> </td> <td data-bbox="1045 1696 1432 1753"> <p>Local Target area</p> </td> </tr> <tr> <td data-bbox="721 1753 1045 1810"> <p>Other Target Area Description:</p> </td> <td data-bbox="1045 1753 1432 1810"> </td> </tr> <tr> <td data-bbox="721 1810 1045 1862"> <p>HUD Approval Date:</p> </td> <td data-bbox="1045 1810 1432 1862"> </td> </tr> </table> | <p>Area Name:</p> | <p>Lexington/Murphy Road</p> | <p>Area Type:</p> | <p>Local Target area</p> | <p>Other Target Area Description:</p> | | <p>HUD Approval Date:</p> | |
| <p>Area Name:</p> | <p>Lexington/Murphy Road</p> | | | | | | | | |
| <p>Area Type:</p> | <p>Local Target area</p> | | | | | | | | |
| <p>Other Target Area Description:</p> | | | | | | | | | |
| <p>HUD Approval Date:</p> | | | | | | | | | |

| | | |
|----------|---|--|
| | % of Low/ Mod: | |
| | Revital Type: | Housing |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | The area is on the far west edge of the city, in Census Tract 671100/Block Group 1, shared by the Court Road Target Area. The areas is bounded by the American Canal on the north, Murphy Road (FM 1092) on the west, 5th Street on the south and the city limits on the east. Lexington Blvd extends through the area. |
| | Include specific housing and commercial characteristics of this target area. | The area includes predominately vacant land and one subdivision. The area will likely not be considered low-to moderate-income once HUD and the Census Bureau finalize the post 2010 block group data. |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee resulted in the decision to keep the area as a Target Area until the revised HUD information regarding eligibilty is released. |
| | Identify the needs in this target area. | There are no specific needs in the area and funds will likely not be allocated beyond code enforcement and any eligible applications for minor housing rehabilitation. |
| | What are the opportunities for improvement in this target area? | There is significant vacant land with an elementary school on one side and residential on two sides, lending the area to private residential development with commercial amenities along Independence and Murphy Road. |
| | Are there barriers to improvement in this target area? | The improvements beyond code enforcement compliance and minor housing rehabilitation will need to be private in nature. The public amenities are in good condition and the major improvement opportunity is the quality development of the vacant land. |
| 6 | Area Name: | Quail Green |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |

| | |
|---|--|
| % of Low/ Mod: | |
| Revital Type: | Housing |
| Other Revital Description: | |
| Identify the neighborhood boundaries for this target area. | Quail Green is located in Census Tract 670600/Block Group 2 and is south of Court Road, east and northeast of Texas Parkway and west of the city limit line. |
| Include specific housing and commercial characteristics of this target area. | The area is predominately single family residential with commercial properties along Texas Parkway and significant commercial amenities across Texas Parkway at on either side of Cartwright Rd. |
| How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee and with input from City departments, the number of applications for home rehabilitation from the area. |
| Identify the needs in this target area. | In addition to maintaining code enforcement in the area, sidewalks are in need of improvement particularly with the installation of ADA-compliant curb cuts. Though not an area benefit activity, housing rehabilitation through the homeownership rehabilitation program is a growing need based on the number of applications received. |
| What are the opportunities for improvement in this target area? | The greatest opportunity for improvement in the area comes from private investments into the commercial strip along Texas Parkway and just outside the area on the west side of Texas Parkway and at Cartwright Rd. Providing shopping, medical care, and other amenities within walking distance or a short drive enhances the viability of the neighborhood and sustains the quality and housing values. |
| Are there barriers to improvement in this target area? | Ensuring that the commercial strip does not negatively impact the residents is one of the major barriers to improvement in the target area. The major improvements that will benefit the area must be made through private investments and the City has no control over the timing and limited control over the types of investments. |

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The geographic investments are based on:

- First and foremost, a CDBG-eligible target area with at least 41.98% low-moderate income
- High residential composition (at least 60% residential)
- Comparative need

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

| | | |
|----------------------------------|------------------------------------|---|
| 1 | Priority Need Name | Housing Rehabilitation |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities |
| | Geographic Areas Affected | |
| | Associated Goals | Fair Housing Housing Rehabilitation & Minor Paint Program |
| | Description | Need for minor to moderate rehabilitation of owner-occupied housing. |
| | Basis for Relative Priority | On-going requests for assistance from residents; input from Community Development Advisory Committee; surveys conducted by Ft. Bend County and Ft. Bend CORPS; ACS data on housing age; code enforcement data; results of resident surveys and input through public meetings/hearings |
| | 2 | Priority Need Name |
| Priority Level | | High |
| Population | | Extremely Low Low Moderate Persons with Physical Disabilities Non-housing Community Development |
| Geographic Areas Affected | | Fondren Hunter's Glen Fifth St. Quail Green |
| | | |

| | | |
|----------|------------------------------------|---|
| | Associated Goals | Sidewalk Improvements |
| | Description | Installation or rehabilitation of sidewalks in CDBG Target Areas to improve pedestrian mobility and safety throughout the neighborhoods and from homes to commercial areas. |
| | Basis for Relative Priority | Input from Engineering and Public Works departments; input from Community Development Advisory Committee; input from resident surveys and comments; need to make sidewalks ADA compliant. |
| 3 | Priority Need Name | Parks Improvements |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Persons with Physical Disabilities Non-housing Community Development |
| | Geographic Areas Affected | Fondren Hunter's Glen |
| | Associated Goals | Parks Improvements |
| | Description | Improve public parks within CDBG Target Areas to expand the accessibility and availability of recreational activities. |
| | Basis for Relative Priority | Input from Parks Department; input from Community Development Advisory Committee; input from resident surveys and comments; Capital Improvement Plan; Comprehensive Plan. |
| 4 | Priority Need Name | Storm Drainage & Flood Prevention |
| | Priority Level | Low |
| | Population | Extremely Low Low Moderate Non-housing Community Development |

| | | |
|---|------------------------------------|--|
| | Geographic Areas Affected | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road |
| | Associated Goals | Storm Drainage and Flood Prevention |
| | Description | Improve the storm drainage through CDBG Target Areas, including the installation or expansion of storm water detention ponds, installation or expansion of storm sewers, cleaning or expansion of open ditches. |
| | Basis for Relative Priority | Comprehensive Plan; Input from Public Works Department; reported needs as a result of sidewalk improvements; input Community Development Advisory Committee; input from residents through surveys and comments. |
| 5 | Priority Need Name | Water & Wastewater Improvements |
| | Priority Level | Low |
| | Population | Extremely Low Low Moderate Middle Non-housing Community Development |
| | Geographic Areas Affected | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road |
| | Associated Goals | |
| | Description | Improve and/or expand water lines and wastewater transmission lines in CDBG Target Areas as they age and deteriorate or are in need of greater capacity. Improve water and wastewater treatment facilities that serve CDBG Target Areas as they age, are damaged by natural disasters or are in need of expansion. |
| | Basis for Relative Priority | Comprehensive Plan; input from Public Works Department and Development Services. |

| | | |
|---|------------------------------------|---|
| 6 | Priority Need Name | Services to Neglected or Abused Children |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Families with Children Families with Children Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | Services to Neglected or Abused Children |
| | Description | Provide investigations of abuse/neglect of children, counseling to children and non-offending guardians, medical care to children, support in the way of clothes, school supplies, recreational opportunities to children who are abused, neglected or in CPS care. |
| | Basis for Relative Priority | Data from Child Advocates, CPS and sheriff's department; input from Community Development Advisory Committee; input from resident surveys and comments. |
| 7 | Priority Need Name | Educational Services |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | Adult Basic Education Post Secondary Scholarships |
| | Description | Provide support in the form of scholarships to those in college or vocational education, and to nonprofits providing adult basic skills, ESL education, literacy education, GED preparation, job training/readiness education. |

| | | |
|---|------------------------------------|---|
| | Basis for Relative Priority | Data from national and state sources and school districts; data from Literacy Council of Fort Bend County; input from Community Development Advisory Committee and local educators; input from resident surveys and comments. |
| 8 | Priority Need Name | Subsistence Payments |
| | Priority Level | Low |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Unaccompanied Youth Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | |
| | Description | Provide assistance to nonprofits that provide food, prescription assistance, utility assistance, short-term rental assistance to low- to moderate-income residents. |
| | Basis for Relative Priority | Data from ACS detailing number of extremely low- and low-income; statistics from area food pantries and assistance ministries; input from residents through surveys and comments. |
| 9 | Priority Need Name | Domestic Violence Assistance |
| | Priority Level | High |

| | | |
|----|------------------------------------|---|
| | Population | Extremely Low Low Moderate Families with Children Individuals Families with Children Victims of Domestic Violence Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | |
| | Description | Provide assistance to nonprofits serving victims of domestic violence or sexual assault. Assistance in the form of operating expenses for emergency shelters, counseling, education, legal services, outreach, crisis intervention, transitional housing, and supportive housing. |
| | Basis for Relative Priority | National, state and local data; statistics from CoC applications and Fort Bend Women's Center; input from Community Development Advisory Committee; input from residents through surveys and comments. |
| 10 | Priority Need Name | Senior Services |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Elderly Elderly Frail Elderly Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | Meals on Wheels |

| | | |
|-----------|------------------------------------|---|
| | Description | Provide assistance to nonprofits for the provision of home-delivered hot meals, transportation, recreation, health care, telephone reassurance or other assistance to elderly and frail elderly. |
| | Basis for Relative Priority | National, state and local data; ACS data regarding number of elderly and frail elderly living alone; data from Fort Bend Senior Center; input from Community Development Advisory Committee; input from residents through surveys and comments. |
| 11 | Priority Need Name | Health Care |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children Unaccompanied Youth Elderly Frail Elderly Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | Pediatric Health Care |
| | Description | Providing assistance to nonprofit health clinics for health care to uninsured and underinsured persons, focusing particularly on children, pregnant women and elderly. |
| | Basis for Relative Priority | State and ACS data on number of uninsured; data from AccessHealth of Fort Bend County; input from residents through surveys and comments. |
| 12 | Priority Need Name | Neighborhood Revitalization/Economic Development |
| | Priority Level | Low |

| | | |
|-----------|------------------------------------|--|
| | Population | Extremely Low Low Moderate Non-housing Community Development |
| | Geographic Areas Affected | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road |
| | Associated Goals | Fair Housing |
| | Description | Provide assistance through grants, forgivable loans and conventional loans for the improvement of commercial facades and parking areas; improvements and expansion to businesses resulting in increased employment and revenue; and comprehensive revitalization of residential and mixed-use areas that are deteriorating declining in viability. |
| | Basis for Relative Priority | Input from code enforcement officers, Community Development Advisory Committee and residents. |
| 13 | Priority Need Name | Transportation Services |
| | Priority Level | Low |
| | Population | Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Non-housing Community Development |
| | Geographic Areas Affected | |

| | | |
|----|------------------------------------|--|
| | Associated Goals | |
| | Description | Provide assistance to nonprofits providing demand-response transportation to the elderly and disabled for medical and other appointments, shopping, organized programs for seniors and disabled including congregate meals, recreation, life skills classes. |
| | Basis for Relative Priority | Data from ACS on number and income levels of elderly and disabled, particularly those living alone and/or without vehicles; data from Fort Bend Seniors; input from Community Development Advisory Committee; input from advocacy groups; input from residents through surveys and comments. |
| 14 | Priority Need Name | Public Facility Improvements |
| | Priority Level | Low |
| | Population | Extremely Low Low Moderate Non-housing Community Development |
| | Geographic Areas Affected | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road |
| | Associated Goals | |
| | Description | Assist in the rehabilitation and/or expansion of existing public facilities and neighborhood facilities that are located in CDBG Target Areas or serve special needs populations. |
| | Basis for Relative Priority | Information from Comprehensive Plan; input from City staff; input from residents through surveys. |
| 15 | Priority Need Name | Code Enforcement |
| | Priority Level | High |

| | | |
|----|------------------------------------|---|
| | Population | Extremely Low Low Moderate Middle Non-housing Community Development |
| | Geographic Areas Affected | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road |
| | Associated Goals | Code Enforcement |
| | Description | Provide housing and non-housing code enforcement activities in CDBG Target Areas to sustain quality of life and maintain residential property values. |
| | Basis for Relative Priority | Counts of code violations in CDBG Target Areas; input from code enforcement officers; input from Community Development Advisory Committee; input from residents through surveys and comments. |
| 16 | Priority Need Name | Street Improvements |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate |
| | Geographic Areas Affected | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road |
| | Associated Goals | Street Improvements |
| | Description | Improve existing deteriorating streets in CDBG Target Areas |
| | Basis for Relative Priority | Public Works Department's review of street conditions throughout the city; resident surveys and comments. |

| | | |
|-----------------------|------------------------------------|--|
| 17 | Priority Need Name | Fair Housing |
| | Priority Level | High |
| | Population | Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | Fair Housing |
| | Description | tThe City will participate in the Regional Collaboration of the Assessment of Fair Housing and Condukt a Market Housing Study |
| | Basis for Relative Priority | HUD's Fair Housing Assessment |
| | 18 | Priority Need Name |
| Priority Level | | High |

| | |
|------------------------------------|--|
| Population | Extremely Low Low Moderate Families with Children |
| Geographic Areas Affected | Fondren Hunter's Glen Fifth St. Court Road Lexington/Murphy Road |
| Associated Goals | Fair Housing First-time Home Owner Assistance |
| Description | The goal of the Homebuyer Assistance Program is to stabilize neighborhoods by promoting owner occupied housing. The City of Missouri City will grant eligible homebuyers with down payment and/or closing costs. The program provides up to 5% of the sales price toward the purchase of homes within the Missouri City city limits. These funds are available through the Community Development Block Grant Program in the form of a five (5) year forgivable loan and are provided at the time of closing. |
| Basis for Relative Priority | Promotes homeownership, provides credit education and counseling, and opens opportunities for affordable housing. |

Narrative (Optional)

The greatest needs of Missouri City are in the areas of code enforcement, housing rehabilitation, sidewalk improvements, park enhancements, street improvements and public services. Education of youth and adults; and health and welfare of the elderly, disabled, children and homeless are the highest public service priorities for the city. The need for all of the priorities far exceeds the annual allocation.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|---|
| Tenant Based Rental Assistance (TBRA) | No City funding is available for Tenant Based Rental Assistance. |
| TBRA for Non-Homeless Special Needs | No City funding is available for TBRA for Non-homeless Special Needs populations |
| New Unit Production | No City funding is available for new housing production. The Community Development team is hoping to gain funding to assist in first-time-home buy assistance. |
| Rehabilitation | Most of the low- to moderate-income housing in Missouri City was constructed in the 1970s-1980s and is falling into disrepair due to deferred maintenance. To maintain sound housing and housing values, minor housing rehabilitation will be conducted throughout the city for low- to moderate-income households owning and residing in their home. |
| Acquisition, including preservation | Currently, no City funding is available for acquisition. However, abandoned foreclosed properties in Missouri City pose a threat not only to health and safety of the neighborhood, but also to a decline in overall housing values in the areas. A regional CDC is acquiring damaged foreclosed homes, renovating them for affordable owner-occupied housing. It is anticipated that 4-8 units will be purchased, renovated and sold. Within this Consolidated Plan cycle, opportunities for first-time-homeowner assistance is being proposed as an activity. |

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 365,549 | 0 | 60,000 | 425,549 | 1,460,000 | Funds will be used for public infrastructure, code enforcement, housing rehabilitation, parks improvements, possible facility improvements, and public services. |

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG Funds will leverage City General Fund and Bond Fund dollars for all infrastructure, parks and facilities projects. The City will fund more than 70% of non-sidewalk infrastructure projects through non-CDBG dollars. CDBG funds will be used to fund the cost of sidewalks and approximately 90% of the costs of parks improvements in CDBG Target Areas.

The housing rehabilitation program is leveraged with the contracted nonprofits providing approximately 75 cents to 1 dollar of additional resources for every dollar of CDBG funds expended. The leveraged funds are from private foundation and individual donations and private corporate grants.

The public service subrecipients provide approximately \$1.50 of additional resources for every dollar of CDBG funds expended. This leverage comes in the form of administrative and operating costs and direct costs to match CDBG dollars per client. The sources of the funds are private individual donations, foundations and corporate donations. Meals on Wheels receives Area Agency on Aging and FEMA funds for the provision of meals and services to the elderly. Child Advocates receives CPS and other state and federal funds for the provision of services to abused and neglected children. AccessHealth receives Medicaid, CHIPS and other state/federal public insurance funds to support the indirect costs.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City's parks will be used to address the recreational needs identified in the plan. These parks include:

- Buffalo Run -- 95 acres located at 1122 Buffalo Run Blvd
- Hunter's Glen -- 17.58 acres located at 1340 Independence
- Hunter's Trail -- trails with trailhead located at 1299 Mimosa
- McLain -- 0.7 acres with tennis courts located at 12039 McLain

McLain Park is located in the Fondren Park Target Area and the others are in the Hunter's Glen Target Area.

Cangelosi Watershed detention pond, begun with PY 2012 funding and to continue with non-CDBG funds is located in the Hunter's Glen Target Area.

Discussion

The City is committed to using CDBG dollars as leverage for other public and private funds to ensure the sustainability of low- to moderate-income neighborhoods and residents. All of the funded nonprofits providing public services and housing rehabilitation match the CDBG funds with funding from other sources to expand the number of persons served and the level of service provided.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|-------------------------|---|------------------------|
| City of Missouri City | Government | Economic Development Planning neighborhood improvements public facilities public services | Jurisdiction |
| FIFTH WARD COMMUNITY REDEVELOPMENT CORP | Subrecipient | Ownership | Jurisdiction |
| FORT BEND CORPS | Subrecipient | Ownership | Jurisdiction |
| LITERACY COUNCIL OF FORT BEND COUNTY | Subrecipient | public services | |
| Fort Bend Family Health Center | Subrecipient | public services | |
| CHILD ADVOCATES OF FORT BEND COUNTY | Subrecipient | public services | |
| Fort Bend Seniors | Subrecipient | public services | |

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system include the level of coordination between the City and its subrecipients and other service providers as well as between the City and Fort Bend County. One major strength is the Community Development Advisory Committee, comprised of the 3 councilmembers whose districts include the CDBG Target Areas, and 4 citizens. These individuals bring issues, opportunities and solutions to the table to facilitate the identification of services needed, agencies to provide the services and how to strengthen the collaboration and linkages.

The United Way of Greater Houston conducts monthly meetings in Fort Bend County for Fort Bend area United Way agencies, though all local agencies are welcome to attend. The City sends a representative to the meetings to improve coordination and collaboration both with the private service providers and Fort Bend County. This collaboration improves the strength of the local and county-wide system. The subrecipients, both public service and housing, work to refer clients to other organizations to address the needs not able to be addressed by the agency initially contacted. The result is that low- to

moderate-income residents are able to be directed to a comprehensive set of services and assistance to provide a more holistic approach to meeting their needs.

Most of the subrecipients, both housing rehabilitation and public services, serve and receive HUD funding from multiple jurisdictions. As a result, there are strong linkages among the grantees in developing similar and consistent reporting requirements, monitoring requirements and programmatic coverage. Additionally, the body of knowledge among the subrecipients is greater as they are provided technical assistance by multiple grantees.

The primary gap in the institutional delivery system is the lack of local organizations to meet the needs of the community. While the City of Houston and Harris County provide extensive services for all needs, Missouri City and Fort Bend County are suburban/exurban in nature and do not have the social service and housing infrastructure to support many of the needs of the community. Additionally, there is no Public Housing Authority that serves Fort Bend County and Missouri City, limiting low-income renters' access to affordable and accessible housing.

The limited total CDBG resources as well as the 15% cap on public services limits all agencies' ability to address all of the needs in the community. With the 15% cap on public services, many social service agencies and shelters find that the cost of regulatory compliance is greater than the funds received.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | |
| Legal Assistance | X | | |
| Mortgage Assistance | | | |
| Rental Assistance | X | | |
| Utilities Assistance | X | | |
| Street Outreach Services | | | |
| Law Enforcement | | | |
| Mobile Clinics | | | |
| Other Street Outreach Services | | | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | | | |
| Child Care | | | |
| Education | | | |
| Employment and Employment Training | X | | |
| Healthcare | X | | |

| | | | |
|--------------------------|---|--|--|
| HIV/AIDS | | | |
| Life Skills | X | | |
| Mental Health Counseling | X | | |
| Transportation | X | | |
| Other | | | |
| | | | |

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The services targeted to homeless persons include shelter for homeless families experiencing a short-term episode of homelessness and victims of domestic violence and/or sexual assault. Within these two programs, health, mental health, life skills education, and employment services are provided through the homeless service provider or through agreements with mainstream agencies.

Homeless prevention services are provided through East Fort Bend Human Needs in the form of utility and rental assistance.

All of the mainstream services are available to homeless individuals as they present themselves to the agencies for services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strength of Fort Bend Seniors, East Fort Bend Human Needs, Fort Bend Women's Center, Fort Bend Family Promise, Literacy Council of Fort Bend, and Child Advocates of Fort Bend allow for funding levels and administration to address the needs of the homeless and special needs populations, as appropriate. However, the two greatest limitations in fully addressing all of the needs of the homeless and special needs population is the relatively small number of those in need and the very limited number of funders targeting Fort Bend County. The numbers do not support either the establishment of organizations to address the needs nor the funding of local organizations over those in large cities where the client base is considerably greater.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City strives to increase the collaboration and coordination with Fort Bend County, funders and nonprofit agencies as well as facilitate and participate in collaborative actions among public and private agencies. The City's CDBG consultant notifies agencies of potential funding sources and grant

opportunities and is available to assist the agencies in securing additional funding, particularly through the provision of supporting data to enhance the quality of funding applications.

The Community Development Advisory Committee plays an important role in the improvement of the institutional structure and delivery system. During the past year, involvement of the CDAC has increased and the City is continuing to involve the CDAC in more interagency collaborations and coordinations, while also seeking from the CDAC avenues in which to strengthen the service delivery system.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|-----------------|--|--------------------|---|
| 1 | Housing Rehabilitation & Minor Paint Program | 2019 | 2023 | Affordable Housing | | Housing Rehabilitation | CDBG: \$100,000 | Homeowner Housing Rehabilitated: 35 Household Housing Unit |
| 2 | Sidewalk Improvements | 2019 | 2023 | Non-Housing Community Development | | Sidewalk Improvements | CDBG: \$101,049 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted |
| 3 | Parks Improvements | 2019 | 2023 | Non-Housing Community Development | | Parks Improvements | | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted |
| 4 | Storm Drainage and Flood Prevention | 2019 | 2023 | Non-Housing Community Development | | Storm Drainage & Flood Prevention | | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted |
| 5 | Services to Neglected or Abused Children | 2019 | 2023 | Non-Housing Community Development | | Services to Neglected or Abused Children | CDBG: \$12,500 | Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|--|--|----------------------|----------------|---|
| 6 | Post Secondary Scholarships | 2019 | 2023 | Non-Housing Community Development | | Educational Services | CDBG: \$10,000 | Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted |
| 7 | Adult Basic Education | 2019 | 2023 | Non-Housing Community Development | | Educational Services | CDBG: \$11,000 | Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted |
| 8 | Meals on Wheels | 2019 | 2023 | Non-Homeless Special Needs Non-Housing Community Development | | Senior Services | CDBG: \$10,000 | Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted |
| 9 | Pediatric Health Care | 2019 | 2023 | Non-Housing Community Development | | Health Care | CDBG: \$11,000 | Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted |
| 10 | Code Enforcement | 2019 | 2023 | Non-Housing Community Development | | Code Enforcement | CDBG: \$50,000 | Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit |
| 11 | Street Improvements | 2020 | 2023 | Non-Housing Community Development | Fondren Hunter's Glen Fifth St. Quail Green | Street Improvements | | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------------------|------------|----------|---|--|---|-------------------|---|
| 12 | Fair Housing | 2019 | 2023 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs | | Fair Housing Housing Rehabilitation Neighborhood Revitalization/Economic Development First Time Home Buying Assistance | CDBG: \$4,000 | |
| 13 | First-time Home Owner Assistance | 2019 | 2023 | | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road | First Time Home Buying Assistance | CDBG: \$27,000 | Direct Financial Assistance to Homebuyers: 4 Households Assisted |

Table 53 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Housing Rehabilitation & Minor Paint Program |
| | Goal Description | Provide minor to moderate rehabilitation to homes owned and occupied by low- to moderate-income residents of Missouri City. |
| 2 | Goal Name | Sidewalk Improvements |
| | Goal Description | Sidewalks throughout CDBG Target Areas are deteriorating and do not have ADA compliant specialized curb cuts. During the next 4 years the City plans to repair and/or widen sidewalks and install ADA compliant curb cuts to ensure the safety of pedestrians and those in wheelchairs or other mobility enhancements. |

| | | |
|----------|-------------------------|---|
| 3 | Goal Name | Parks Improvements |
| | Goal Description | As the low- to moderate-income population grows and new development occurs in and around CDBG Target Areas and existing parks age, there is a need to improve and enhance the neighborhood and community parks serving the low- to moderate-income and special needs populations. The City plans to improve and rehabilitate aging parks and structures within parks as well as enhance the parks through the addition of playgrounds, sports fields/courts, pavilions, shade structures, and exercise equipment. |
| 4 | Goal Name | Storm Drainage and Flood Prevention |
| | Goal Description | As sidewalks are reconstructed/repared and curb cuts installed, the City evaluates the need for improved storm drainage within the same Right of Way. At the time of sidewalk improvements, storm sewers and/or open ditches may be improved, cleared, or expanded. In order to prevent flooding in CDBG Target Areas, the City will complete the installation of the Cangelosi Watershed detention pond, funded in part with PY 2012 CDBG funds and may install storm water detention ponds and improved storm drainage as well as to clean/expand existing open ditches. As funds permit, CDBG dollars will augment existing General Fund and Bond Fund dollars. |
| 5 | Goal Name | Services to Neglected or Abused Children |
| | Goal Description | The City anticipates continuing to fund Child Advocates of Fort Bend County in the provision of investigation, forensic interviewing and counseling for children who are victims of alleged abuse and/or neglect. In addition, the City may provide assistance to other organizations such as CPS or Rainbow Room as applications for funding are received by such potential subrecipients. |
| 6 | Goal Name | Post Secondary Scholarships |
| | Goal Description | The City is committed to continuing to provide post-secondary scholarships to low- to moderate-income residents seeking AA or BA degrees, certifications for various trades, or vocational education. |

| | | |
|----|-------------------------|---|
| 7 | Goal Name | Adult Basic Education |
| | Goal Description | The City anticipates a continuation of funding for Literacy Council of Fort Bend County in their provision of literacy education, ESL education, GED preparation and testing, job readiness assistance and workforce development activities. The City will also review and consider for funding any other nonprofit or public agencies that submit application for funding similar services. |
| 8 | Goal Name | Meals on Wheels |
| | Goal Description | Continue to provide funding to Fort Bend Seniors' Meals on Wheels program for home delivered hot meals to home-bound seniors in Missouri City. |
| 9 | Goal Name | Pediatric Health Care |
| | Goal Description | The City will continue to provide funding such as AccessHealth of Fort Bend County for the partial cost of providing pediatric medical care to uninsured families. |
| 10 | Goal Name | Code Enforcement |
| | Goal Description | The City plans to continue funding the salary of a code enforcement officer who is assigned to CDBG Target Areas for the duties of surveying/assessing properties for code violations, citing violators, filing court documents against owners who do not rectify the violation, appearing in court, and assisting owners where appropriate in finding affordable methods for bringing properties back into code compliance. These services maintain neighborhoods and property values and keep the areas free from health and safety concerns. |
| 11 | Goal Name | Street Improvements |
| | Goal Description | The City will allocate funds, as available, to augment capital improvement funds for the improvement of residential streets in CDBG Target Areas. |
| 12 | Goal Name | Fair Housing |
| | Goal Description | The City will continue to participate in the Regional Collaboration of the Assessment of Fair Housing and work towards implementing the recommendations of the AI Report. |

| | | |
|----|-------------------------|---|
| 13 | Goal Name | First-time Home Owner Assistance |
| | Goal Description | Provide First-time Home Owner Assistance Programing. The goal of the Homebuyer Assistance Program is to stabilize neighborhoods by promoting owner occupied housing. The City of Missouri City will grant eligible homebuyers with down payment and/or closing costs. The program provides up to 5% of the sales price toward the purchase of homes within the Missouri City city limits. These funds are available through the Community Development Block Grant Program in the form of a five (5) year forgivable loan and are provided at the time of closing. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Missouri City will provide owner-occupied housing rehabilitation to 7-10 households each year for a total of 35-50 during the next 4 years. The City does not receive HOME funds and does not conduct activities related to the HOME program, such as tenant-based rental assistance, new housing construction or multi-family housing assistance. The City will continue to participate in the implementation of the Regional Collaboration of the Assessment of Fair Housing and will complete the Market Housing Analysis Plan.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There is no Public Housing Authority or nor are there public housing units in Missouri City.

Activities to Increase Resident Involvements

Not applicable

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

Not Applicable

DRAFT

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Currently, the City has adopted a Fair Housing Ordinance by reference to the Civil Rights Act of 1968, continues to promote the Act during decision making opportunities.

At this time there are no tax incentives provided to developers of affordable housing directly by Missouri City. However, the City approves LIHTC applications to TDHCA that are in accordance with City codes and appear to be financially feasible and sound.

While there are areas zoned for multi-family, townhomes and duplexes, the majority of the residential areas of Missouri City are zoned single family and the homes constructed are generally more than 1,500 square feet, making them less affordable to small-related families, individuals and the elderly.

Due to Missouri City's status as a CDBG Entitlement Jurisdiction, national public policy (HUD regulations) prohibits Fort Bend County and Harris County HOME funds from being used in Missouri City, though Missouri City is not a HOME Participating Jurisdiction. This prevents county CHDOs from constructing affordable housing in Missouri City. The administrative team works constantly towards establishing project activities that will assist those desiring to move towards homeownership such as first-time-home buyer incentives. The team also provides fair housing training at least once a year to the Planning & Zoning Commission and the general public.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City strives to remove or ameliorate barriers to both affordable and fair housing. It is currently reviewing fair housing ordinances throughout Texas to determine the most efficacious ordinance to develop and present for inclusion in the City Code. The City maintains a Fair Housing Officer in the Development Services Department and maintains a log of fair housing and affordable housing activities and fair housing complaints. The City reviews the deed restrictions of new subdivisions to ensure compliance with the Fair Housing Act and City ordinances. The City will continue to fund owner-occupied housing rehabilitation to ensure that the housing of low- to moderate-income owners is not only sound, but cost/energy efficient to improve affordability.

The City will continue to review state applications for Low Income Housing Tax Credit developments and will approve those that fit the zoning ordinance and are deemed fiscally sound and structurally accessible.

The City has adopted a method to review and consider reasonable accommodations for group homes that would otherwise not qualify under the state statutes for the exemption to the zoning ordinance. This helps to ensure that the special populations are able to access affordable supportive housing.

DRAFT

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Missouri City does not receive Emergency Solutions Grant funds and there is only one homeless agency within the city limits. A domestic violence shelter and homeless youth program in Fort Bend County are the only other homeless agencies that serve Missouri City residents. While agencies reaching out to the homeless specifically are not currently applying for CDBG funding, the City supports the efforts of Fort Bend Family Promise, which provides shelter and supportive services to homeless families; Fort Bend Women's Center, which provides shelter, supportive services and transitional housing to homeless victims of domestic violence; Park Youth Ranch which provides emergency shelter and counseling to homeless and at-risk youth; and East Fort Bend Human Needs, which provides subsistence assistance to help prevent homelessness. Fort Bend Women's Center and East Fort Bend Human Needs have applied for and received CDBG funds in the past and the City encourages their future applications. Fort Bend Family Promise has enhanced their operations significantly and the City is encouraging them to apply for supportive services funding.

Addressing the emergency and transitional housing needs of homeless persons

Fort Bend Family Promise, Park Youth Ranch and Fort Bend Women's Center provide emergency shelter to Missouri City residents. Families who have experienced a short-term episode of homelessness are housed by Family Promise through week-long shelter at numerous churches on a rotating basis. Family Promise provides supportive services daily for the families. Homeless youth are provided shelter through Park Youth Ranch. The Women's Center provides emergency shelter and transitional housing, both with accompanying supportive services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

There are no facilities in the immediate Missouri City area serving the chronically homeless or specifically targeting veterans. Family Promise serves those families who are experiencing a short-term single-episode of homelessness. Park Youth Ranch serves unaccompanied youth. Fort Bend Women's Center serves victims of domestic violence and sexual assault. The 3 agencies serving homeless individuals and families provide comprehensive supportive services, including life skills training, job training/education, and money management education to prepare the clients for independent living

upon program exit. Fort Bend Women's Center provides rental assistance to those exiting the shelter as a way to transition them from total dependency to independency.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

All of the public service agencies in and around Missouri City address the low- and extremely-low income households that are at risk of becoming homeless. Without Emergency Solutions Grant funds or other related homeless prevention funding, the City is not able to focus solely on at risk households.

However, East Fort Bend Human Needs provides food, clothing, prescription assistance, utility assistance, and 1-time rental assistance to those facing either eviction or a choice between eating/taking medication and eviction.

The Jester III unit of the Texas Department of Criminal Justice, located in Fort Bend County, provides reentry planning and services to inmates being released from the 3 Jester units. Fort Bend County Jail provides reentry services to those exiting the jail.

Fort Bend Family Health Center (now AccessHealth) provides free and low-cost medical care to all uninsured or underinsured residents of Missouri City.

Though not aimed specifically at preventing homelessness, Literacy Council of Fort Bend provides literacy education, GED preparation, job training and scholarships to move the low- and extremely-low income into self sufficiency and a livable wage. Likewise, the City uses CDBG funds to provide scholarships to low- to moderate-income as they attend college or trade school.

Fort Bend Women's Center provides rental assistance and placement assistance to victims of domestic violence who are fleeing abuse but are able to locate in independent housing. The Center also provides rental assistance to those exiting the shelter or other facilities who are stable enough for independent housing but do not yet have the financial security to pay rent and other living expenses.

Park Youth Ranch works with youth aging out of foster care and other programs/facilities and provides shelter and supportive services as they transition into independent or subsidized housing.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City funds a housing rehabilitation program and each house built before 1978 is evaluated for lead-based paint and when LBP is found is remediated as required by federal regulations regardless of the age of the residents. Those receiving assistance through both of the nonprofit housing rehabilitation subrecipients are provided with information regarding lead hazards. Fort Bend CORPS provides housing rehabilitation and energy efficiency assistance through non-federal funding and evaluates for and treats lead based paint during their privately-funded activities. The subrecipients also provide information regarding lead hazards to anyone who inquires about their programs.

Fort Bend Family Health Center (now AccessHealth) provides blood lead testing for children and provides information about lead hazards to the parents of its patients.

How are the actions listed above related to the extent of lead poisoning and hazards?

The vast majority of the housing in Missouri City was constructed after 1978, and the vast majority of those constructed prior to 1979 are not low- to moderate-income with children 6 years or under therefore lead-based paint is not an issue for more than 90% of the housing. It is estimated that 1,068 low- to moderate-income units may have lead-based paint and 210 of those have children 6 years and younger. Of those, 619 are owner occupied low- to moderate-income and potentially eligible for housing rehabilitation assistance. When lead-based paint is discovered through CDBG rehabilitation, it is addressed in all houses served regardless of the age of the residents.

The actions of the Fort Bend Family Health Center to test for lead poisoning and to provide information regarding lead poisoning from paint and other sources are related directly to the extent of children 6 years and under who are suspected of having lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

Both the City's policies and procedures and those of the Fort Bend CORPS and Fifth Ward Redevelopment Corporation state how the houses will be evaluated for lead-based paint and what actions will be taken depending upon the cost of the rehabilitation, the level of paint being disturbed, and the type of work being conducted. The City reviews the scope of work for each CDBG-funded rehabilitation to ensure that the lead-based paint policies are followed.

DRAFT

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Missouri City places a high priority on reducing the number of poverty-level families by providing educational and employment opportunities to low- to moderate-income individuals.

The City has developed a Section 3 Plan to ensure that Section 3-qualified contractors would be encouraged to bid on projects and selected contractors would be Section 3-qualified or encouraged to hire Section 3 (low-income) residents. The City will make every effort possible to contract with Section 3 firms for the sidewalk and parks project. When Section 3 firms are not available, the City will encourage the selected firm(s) to hire local low-income workers whenever possible. Historically, firms used for infrastructure projects have used workers who were low-income at initial hire. However, with steady full-time work, most individuals employed by the construction firms move out of low-income into the moderate-income bracket or higher. The City and its housing rehabilitation contractors will continue to work with its local subcontractors to encourage the employment of local low-income residents. It is anticipated that 2 to 3 low-income workers will be hired by contractors.

The City uses CDBG funds to provide scholarships for low- to moderate-income students pursuing post-secondary education through college or trade schools. Without these scholarships, the recipients would be unable to continue their education. This program assists in developing residents with the capability of earning wages well above the poverty level.

The City has over time supported agencies such as the Literacy Council of Fort Bend to provide literacy education, ESL education, GED preparation, and workforce development. This program has assisted adults who are living below the poverty level due to an inability to read or speak English, the lack of a High School diploma or GED, or the lack of skills required for available employment. The adults completing the Literacy Council's programs have been able to secure employment at a livable wage or enter a trade that will allow them to progress out of the poverty level.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City is not a HOME recipient and does not have the funding to develop affordable housing. The housing plan for the City's CDBG program is one of providing minor to moderate housing rehabilitation to low- to moderate-income homeowners. Many of the applicants are elderly or disabled residents living below the poverty level. By repairing their homes and providing more energy efficient HVAC systems, windows, doors, and insulation, their housing costs are reduced and they are better able to remain in their homes.

Within this consolidated plan cycle, the City hopes to promote funding activities that will provide minimal first-time home buyer opportunities. Another program we propose to implement for the first

time is the Section 108 Loan program which will aid in reducing further blight and disinvestment in the older sectors of the community. This should support policies for reducing poverty.

DRAFT

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Missouri City's monitoring procedures are designed to assist staff in fulfilling its regulatory obligations. The City conducts desk monitoring monthly as it reviews the monthly reimbursement requests of each subrecipient. The requests include an invoice, backup documentation such as receipts and time sheets, and a client data report listing each client served and verifying residency and income.

The on-site monitoring process is conducted annually or semi-annually, with more frequent monitorings for subrecipients who are high-risk. The on-site monitoring follows HUD checklists for programmatic and financial monitoring. The elements of the checklist include: conformance to subrecipient agreement; record-keeping system; financial management system; proof of insurance; review of audit and single audit if required; review of policies and procedures and the agency's compliance with their internal policies; review of agency's compliance with Section 504, EEO laws/regulations, equal opportunity in accepting clients, and Section 3.

The City notifies the agencies in writing prior to the monitoring visit and alerts them as to the areas to be evaluated. At the monitoring, the City staff or consultants meet with relevant agency staff including the executive director, review all aspects outlined in the checklist and ends the visit with a discussion of areas for improvement. The monitoring is followed up by a letter outlining the results and the remedies to be taken to resolve any concerns or findings.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 365,549 | 0 | 60,000 | 425,549 | 1,460,000 | Funds will be used for public infrastructure, code enforcement, housing rehabilitation, parks improvements, possible facility improvements, and public services. |

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG Funds will leverage City General Fund and Bond Fund dollars for all infrastructure, parks and facilities projects. The City will fund more than 70% of non-sidewalk infrastructure projects through non-CDBG dollars. CDBG funds will be used to fund the cost of sidewalks and

approximately 90% of the costs of parks improvements in CDBG Target Areas.

The housing rehabilitation program is leveraged with the contracted nonprofits providing approximately 75 cents to 1 dollar of additional resources for every dollar of CDBG funds expended. The leveraged funds are from private foundation and individual donations and private corporate grants.

The public service subrecipients provide approximately \$1.50 of additional resources for every dollar of CDBG funds expended. This leverage comes in the form of administrative and operating costs and direct costs to match CDBG dollars per client. The sources of the funds are private individual donations, foundations and corporate donations. Meals on Wheels receives Area Agency on Aging and FEMA funds for the provision of meals and services to the elderly. Child Advocates receives CPS and other state and federal funds for the provision of services to abused and neglected children. AccessHealth receives Medicaid, CHIPS and other state/federal public insurance funds to support the indirect costs.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City's parks will be used to address the recreational needs identified in the plan. These parks include:

- Buffalo Run -- 95 acres located at 1122 Buffalo Run Blvd
- Hunter's Glen -- 17.58 acres located at 1340 Independence
- Hunter's Trail -- trails with trailhead located at 1299 Mimosa
- McLain -- 0.7 acres with tennis courts located at 12039 McLain

McLain Park is located in the Fondren Park Target Area and the others are in the Hunter's Glen Target Area.

Cangelosi Watershed detention pond, begun with PY 2012 funding and to continue with non-CDBG funds is located in the Hunter's Glen Target Area.

Discussion

The City is committed to using CDBG dollars as leverage for other public and private funds to ensure the sustainability of low- to moderate-income neighborhoods and residents. All of the funded nonprofits providing public services and housing rehabilitation match the CDBG funds with funding from other sources to expand the number of persons served and the level of service provided.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|--|--|--------------------|---|
| 1 | Housing Rehabilitation & Minor Paint Program | 2019 | 2023 | Affordable Housing | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road | Housing Rehabilitation | CDBG: \$105,518 | Homeowner Housing Rehabilitated: 10 Household Housing Unit |
| 2 | Code Enforcement | 2019 | 2023 | Non-Housing Community Development | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road | Code Enforcement | CDBG: \$51,537 | Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit Other: 500 Other |
| 3 | Services to Neglected or Abused Children | 2019 | 2023 | Non-Housing Community Development | | Services to Neglected or Abused Children | CDBG: \$10,500 | Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------------------|------------|----------|--|--|-------------------------|-------------------|--|
| 4 | Meals on Wheels | 2019 | 2023 | Non-Homeless Special Needs Non-Housing Community Development | | Senior Services | CDBG: \$10,500 | Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted |
| 5 | Post Secondary Scholarships | 2019 | 2023 | Non-Housing Community Development | Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road | Educational Services | CDBG: \$11,205 | Public service activities other than Low/Moderate Income Housing Benefit: 8 Persons Assisted |
| 8 | Parks Improvements | 2019 | 2023 | Non-Housing Community Development | | | CDBG: \$29,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3000 Households Assisted |
| 9 | Fair Housing | 2019 | 2023 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs | | | | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted |
| 10 | First-time Home Owner Assistance | 2019 | 2023 | | | | CDBG: \$27,000 | Public service activities for Low/Moderate Income Housing Benefit: 4000 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------------|------------|----------|-----------------------------------|-----------------|-----------------|---------|---|
| 11 | Storm Drainage and Flood Prevention | 2019 | 2023 | Non-Housing Community Development | | | | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted |

Table 55 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Housing Rehabilitation & Minor Paint Program |
| | Goal Description | CDBG funds of \$95,518 will provide minor to moderate rehabilitation to 10 owner-occupied home, in addition to \$11,000 provide 4 residents with exterior painting improvement of low- to moderate-income. |
| 2 | Goal Name | Code Enforcement |
| | Goal Description | The City will continue to assign a code enforcement officer to survey, inspect, and cite properties in the CDBG Target Areas and to represent the City in any legal proceedings and interactions with the property owners who fail to comply. |
| 3 | Goal Name | Services to Neglected or Abused Children |
| | Goal Description | Child Advocates of Fort Bend will provide forensic interviews of and counseling to victims of child abuse and/or neglect. |
| 4 | Goal Name | Meals on Wheels |
| | Goal Description | Fort Bend Seniors will provide hot home-delivered meals to home-bound seniors. |
| 5 | Goal Name | Post Secondary Scholarships |
| | Goal Description | The City will provide scholarships to up to 8-10 high school graduates or students enrolled in college or trade school. A scholarship review committee has been established to review the applications and determine eligibility and rankings. |

| | | |
|-----------|-------------------------|---|
| 8 | Goal Name | Parks Improvements |
| | Goal Description | Hunters Glen Park Trail will provide public park improvements within city limits to benefit 3000 persons. |
| 9 | Goal Name | Fair Housing |
| | Goal Description | Program will affirmatively further Fair Housing by offering educational oppotunities to low-to-moderate income persons. |
| 10 | Goal Name | First-time Home Owner Assistance |
| | Goal Description | CDBG Program to offer first time home buyers program to eligible residents in the form of a 5-year forgivable loan not to exteed 5% of the sales price. |
| 11 | Goal Name | Storm Drainage and Flood Prevention |
| | Goal Description | CDBG funds will be used in conjunction with other resources to facilliate City Engineering projects, for storm drainage and flood prevention. |

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will fund 8 projects plus program administration as follows:

| Project | Allocation | Assisted |
|-------------------------------------|------------|--------------------------|
| Housing Rehabilitation | \$95,518 | 10 |
| First Time Homebuyers | \$27,000 | 3 |
| Code Enforcement | \$51,537 | 500 houses, 500 other |
| Education (Scholarships) | \$11,205 | 10 |
| Edison Arts | 10,500 | 25 |
| Children Services (Child Advocates) | \$10,500 | 75 |
| Senior Services (Meals on Wheels) | \$10,500 | 25 |
| Residential Paint Project | \$11,000 | 4 |
| Program Administration | \$56,940 | N/A |
| Total | \$284,700 | |

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The housing rehabilitation, homebuyer program, code enforcement and scholarships are priorities for the city as determined by the results of resident surveys, interviews with stakeholders, staff input, input from the Community Development Advisory Committee and need identified through Census and other quantifiable data.

The two primary obstacles to addressing underserved needs are (1) lack of sufficient resources; and (2) lack of potential non-profit subrecipients to administer public service, homeless, and affordable housing programs.

AP-38 Project Summary
Project Summary Information

DRAFT

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Low-Moderate Area (LMA) projects (sidewalk improvements and code enforcement) will be directed at CDBG Target Areas. The sidewalk improvements will continue in the Fondren Target Area and code enforcement will be carried out in all Target Areas. Housing rehabilitation and public services will be Low-Moderate Clientele (LMC) and carried out throughout the city for any low- to moderate-income eligible client.

Geographic Distribution

| Target Area | Percentage of Funds |
|-----------------------|---------------------|
| Fondren | 40 |
| Hunter's Glen | 10 |
| Fifth St. | 10 |
| Quail Green | 10 |
| Court Road | 10 |
| Lexington/Murphy Road | 10 |

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Code enforcement will be carried out throughout all of the CDBG Target Areas. The exact percentage for each Target Area may vary due to differences in geographic size and number of violations. The sidewalk improvements are being carried out in the Fondren Area as part of a process to bring the entire area up to city standard and ADA compliance. By focusing resources on a single target area each year, the impact is greater. Fondren Target Area has some of the oldest sidewalks in most need of repair.

Discussion

The City is addressing code enforcement throughout all neighborhoods equally, with CDBG funding used only for CDBG Target Areas. The City is focusing its CDBG infrastructure funds on the Fondren Target Area for PY 2013 in order to expand the sidewalk improvements begun in PY 2011 in that area. Once the area is completed and up to City standard and ADA regulations, funds will be directed to other neighborhoods.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Missouri City uses between 25% and 30% of its annual CDBG allocation to fund the rehabilitation of homes owned and occupied by low- to moderate-income households. The majority of those households applying for funds are elderly and/or disabled.

| One Year Goals for the Number of Households to be Supported | |
|--|--|
| Homeless | |
| Non-Homeless | |
| Special-Needs | |
| Total | |

Table 58 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|----|
| The Production of New Units | 48 |
| Total | 48 |

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

It is anticipated that 10 homes will be rehabilitated with the \$100,000 allocated. Of those, all will be owner-occupied and an estimated 6 will have elderly and/or disabled householders.

AP-60 Public Housing – 91.220(h)

Introduction

There is no Public Housing Authority serving Missouri City.

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

There is not a public housing development or Section 8 HCVs for the Missouri City area.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

For PY 2013, the City will not be allocating funds directly for addressing the needs of the homeless. Agencies serving Missouri City but not requesting CDBG funding that do address the homeless include Fort Bend Family Promise, located in Missouri City; Fort Bend Women's Center; and Park Youth Ranch.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will not be expending CDBG funds in PY 2013 to reach out to homeless persons, however, it will be collaborating with Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch as well as the Coalition for the Homeless of Houston/Harris County (including Fort Bend County) and Fort Bend County's Community Development Department to enhance its approaches to addressing homelessness and reaching out to the homeless. Additionally, the CDBG staff and consultant will be coordinating with the Missouri City police regarding its processes when detaining homeless individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will not be expending CDBG funds in PY 2013 to provide shelter or housing to homeless persons, however, it will be collaborating with Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch as well as the Coalition for the Homeless of Houston/Harris County (including Fort Bend County) and Fort Bend County's Community Development Department to enhance the area's approaches to addressing homelessness and identifying appropriate emergency shelters and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will not be expending CDBG funds in PY 2013 to address the needs of chronically homeless, veterans, unaccompanied youth or others making the transition from shelters or institutions to permanent housing. However, it will be collaborating with Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch as well as the Coalition for the Homeless of Houston/Harris

County (including Fort Bend County) and Fort Bend County's Community Development Department to developing better approaches to addressing homelessness and identifying programs to assist in exiting homelessness and moving into self-sufficiency.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

By rehabilitating homes of the low- to moderate-income, particularly the disabled and elderly, the CDBG program is helping to ensure that the owners will not be forced to abandon their home or for the home to deteriorate to an uninhabitable condition.

By providing literacy, ESL and GED education with CDBG funding, the City will be assisting Literacy Council in preparing clients for employment at a livable wage that will allow them to afford quality housing.

The assistance that Child Advocates gives to abused children and non-offending guardians allows the victims and non-offending family members to stay together in their home or to find suitable safe havens until the offender is removed. Without these services, many parents would opt to move to the streets rather than risk further abuse of their children by the offending party.

Without ESG funding or other funds for homeless prevention or assistance to those being discharged from institutions, the City must rely on the area agencies and to assist in preventing homelessness.

Discussion

None of the three homeless agencies that serve Missouri City opted to apply for Missouri City CDBG funds this year. During the year, the City will work with them to determine their desire to receive CDBG funds and to assist them in identifying other funds to serve Missouri City homeless residents.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City is committed to addressing barriers to affordable housing and impediments to fair housing choice. Without HOME funding or sufficient CDBG funding to develop affordable housing, the City must rely on developers to produce privately funded or LIHTC-funded new affordable units. The City will use CDBG funds to assist in rehabilitating owner-occupied housing, including making the homes more energy efficient; in code enforcement activities in the Target Areas to maintain the safety and values in the areas; and to improve the sidewalks, making them safer and with ADA-compliant curb cuts in order to improve living conditions and maintain housing values.

During the next year, the City will also develop a draft Fair Housing Ordinance and will update the Analysis of Impediments and Fair Housing Plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As part of the revision of the current Fair Housing Plan, the city will more closely scrutinize all public policies related to affordable and fair housing and will develop strategies with goals and timelines for removing or ameliorating any negative effects of both public and private policies and actions.

The City will review any LIHTC or Housing Trust Fund applications and will approve all that fall within City ordinances and appear to be financially viable. The City will participate in the Regional Collaboration of the Assessment of Fair Housing.

Discussion:

As a suburban city with predominately single family, owner-occupied homes, the City of Missouri City will be focusing its affordable housing activities on homeownership and other affordable amenities to reduce cost burdens to individuals and families. These include funding AccessHealth to provide health care to uninsured residents, working to improve public transportation to reduce transportation costs, and funding agencies that serve to increase incomes through education and job training.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will focus this next year on residential neighborhood improvements and public services. Through sidewalk improvements and code enforcement, the City will be improving the quality of life of residents of CDBG Target Areas as well as helping to preserve housing values. In addition to area-based improvements and to housing rehabilitation (in the prior section), the City will fund pediatric healthcare, and counseling for abused and neglected children; home-delivered meals for the elderly; literacy/ESL/GED education for predominately minority adults; and post-secondary scholarships to low- to moderate-income students.

Actions planned to address obstacles to meeting underserved needs

The CDBG funds will be used to:

1. Improve the owner-occupied housing of those who are unable to afford repairs, particularly homes of the elderly and disabled;
2. Improve the health, safety and nutrition of home-bound elderly through home-delivered hot meals and personal contact provided by Meals on Wheels;
3. Improve the health, safety and well-being of children through pediatric healthcare provided by AccessHealth, and forensic interviewing and counseling of abused and neglected children provided by Child Advocates;
4. Improve the employability of youth and young adults through the provision of post-secondary scholarships, reading programs and of all adults through literacy/ESL/GED education provided through Literacy Council of Fort Bend;
5. Conduct Fair Housing Assessment and Market Housing Analysis.

All of those served will be low- to moderate-income, and based on past years funding these organizations, the vast majority will be minorities -- African American, Hispanic and Asian.

Actions planned to foster and maintain affordable housing

The City will fund 2 non-profits to provide housing rehabilitation for low- to moderate-income homeowners in order to maintain their homes affordably, allowing them to remain in their homes.

Actions planned to reduce lead-based paint hazards

Each of the 10 homes that will be rehabilitated will undergo lead-based paint evaluation, regardless of the age of the residents in the home. All of the housing with lead-based paint will be remediated according to federal regulations. Educational materials will be provided to all clients receiving housing rehabilitation. Additionally, the City will request that subrecipients provide lead hazard information to

their clients to reduce not only lead-based paint hazards but health hazards from all lead sources.

Actions planned to reduce the number of poverty-level families

The post-secondary scholarships and the literacy/ESL/GED education of Literacy Council will greatly enhance the employability and incomes of the low- to moderate-income clients. The vast majority of the Literacy Council's clientele are living below the poverty level. Additionally, approximately 25% of those young adults applying for scholarships are in households with poverty-level incomes.

Actions planned to develop institutional structure

During the next year, the City will continue to review/evaluate/improve its policies and procedures in managing the CDBG program. The Community Development Advisory Committee will receive additional training on CDBG regulations and project eligibility. The Development Services Department will provide additional information to other departments regarding eligibility of projects and better ways to manage projects funded through CDBG. Additionally, the Development Services and Finance Departments will strive to work more closely together in making the financial processes of CDBG more efficient.

The CDBG consultant will provide additional no-cost technical assistance to all subrecipients and all non-profits seeking CDBG funding from Missouri City. By improving the institutional structure of the subrecipients, the City will improve the overall institutional structure of the program.

Actions planned to enhance coordination between public and private housing and social service agencies

There is no public housing in Missouri City, nor is there a Section 8 HCV program. The City will reach out to the LIHTC properties to provide technical assistance to the managers to help residents, particularly the elderly and disabled, in accessing social services. Community Redevelopment Corporations and State CHDOs that purchase foreclosed properties for rehabilitation and sale at affordable housing prices will be encouraged and the City will work to coordinate with them and facilitate their activities.

Monitoring of subrecipients has proven to be an excellent way to enhance coordination with CDBG-funded agencies. On-site monitoring includes technical assistance and discussions of methods of inter-agency collaboration and coordination.

The United Way of Greater Houston hosts monthly meetings in Fort Bend County to enhance inter-agency coordination among United-Way funded agencies as well as other social service providers. The

City will ensure that a representative attends these meetings.

Discussion:

Unlike large cities such as Houston, Fort Bend County including Missouri City, is suburban in nature and there are fewer social service and housing agencies providing assistance to the low- to moderate-income. The City will make every effort possible to identify through agencies within the county that do or can serve Missouri City residents and will facilitate services to Missouri City as much as possible.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City will receive no program income and will direct its CDBG funding to low- to moderate-income individuals and areas. All activities involving low-mod clientele (LMC) will serve only low- to moderate-income, including extremely low-income. Area benefits (LMA) will serve CDBG Target Areas with a focus in code enforcement on assisting low- to moderate-income in code compliance and activities that will further reduce blight and deterioration.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 71.50% |

The City will receive no program income during PY 2019 and will expend an estimated 71.5% of its PY 2019 funds on low- to moderate-income. The City will ensure that 100% of the housing rehabilitation and public service allocations will be for low- to moderate-income. Additionally, the sidewalk projects and parks and recreation improvements will be conducted in a low- to moderate income neighborhood as will all code enforcement activities.

Attachments

Grantee Unique Appendices

6-18

City of Missouri City

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of Fort Bend Herald and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

- 1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)
on Back

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

6-18

, A.D. 2019

[Signature]

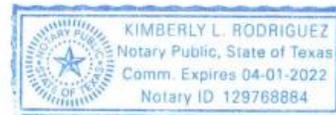
Lee Hartman
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

- X a) is personally known to me, or
b) provided the following evidence to establish his/her identity,

on this the 20 day of June, A.D. 2019 to certify which witness my hand and seal of office.

[Signature]
Notary Public, State of Texas



**NOTICE OF PUBLIC HEARING
CITY OF MISSOURI CITY
2019 ANNUAL ACTION PLAN
2019 -2023 CONSOLIDATED PLAN
2017 ACTION PLAN ADMENDMENT
HUD Community Development Block Grant Program**

To build and strengthen new partnerships with State and local governments and the private sector, the U.S. Department of Housing and Urban Development (HUD) requires an Annual Action Plan and Consolidated Plan submission for the planning and application aspects of the Community Development Block Grant (CDBG) Program.

The City of Missouri City is considering the following:

- (1) The Program Year 2019 Annual Action Plan, a one-year planning document that describes the amount of CDBG funds expected to be available and the proposed use of those funds for the upcoming fiscal year.
- (2) The 2019 – 2023 Consolidated Plan, identifies housing and community development priorities that align and focus funding for the CDBG Program block.
- (3) In accordance with federal regulations governing the use of CDBG funds, a 30-day comment period is required to amend the 2017 Program Year Annual Action Plan. Housing rehabilitation activities are under consideration for the amendment to increase PY16 budget by an amount of \$65,414.30, therefore reducing the available Housing Rehabilitation budget for PY17 by the same amount.

The City of Missouri City will hold two (2) public hearings to give all Missouri City residents an opportunity to voice opinions on the City's **HUD Community Development Block Grant Program**. The first public meeting will be held on **Monday, July 15, 2019, at 7:00 PM at City Council Chamber, 2nd Floor, City Hall, 1522 Texas Parkway, Missouri City, Texas** to receive comments from the public regarding the housing and community development needs of low-and moderate-income persons such as homeless individuals and families; persons with special needs (the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol/other drug addictions, and persons with HIV/AIDS); the housing needs of renters and owners; community needs such as code enforcement, economic development, infrastructure, planning and administration, public facilities, public services, senior programs, youth programs; and other non-housing community development needs. A second and final public meeting will be held on **Monday, August 5, 2019, at 7:00 PM at City Council Chamber, 2nd Floor, City Hall, 1522 Texas Parkway, Missouri City, Texas**. All attendees are invited to speak on the subject of CDBG at the public hearings.

Residents may also send written comments on or before August 15, 2019 (final day of 30-day comment period) to the City of Missouri City's Development Services Department at 1522 Texas Parkway, Missouri City, TX 77489 (Attention: Egima Edwards). Residents may fax their comments to the City at (281) 208-8962.

CDBG Program Background

The national objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. At least 71% of CDBG funds must be used for activities that benefit low and moderate-income persons. CDBG goals include:

1. Improving the urban environment in low and moderate income areas;
2. Eliminating blighting influences and the deterioration of property, neighborhoods and public facilities in low and moderate-income areas; and
3. Ensuring decent, safe, sanitary housing for low and moderate-income residents.

Eligible activities include but are not limited to: public facility construction and improvements; handicapped accessibility; operational funding for non-profit agencies servicing primarily low income persons; rehabilitation of owner-occupied housing; housing development assistance, enforcement of City codes; clearance and demolition; infrastructure improvements; business development and job creation activities.

Note: In compliance with the Americans With Disabilities Act, this venue is accessible for persons with physical disabilities. Persons with vision or hearing impairments or other disabilities requiring services may contact the department. Spanish language translators are available at the meeting for persons with Limited English Proficiency. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the Planning Department at 281-403-8541 or by FAX 281-208-8962.

6-18

City of Missouri City

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

(Spain)

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

- 1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
- 2. it is published at least once each week;
- 3. it is entered as second-class postal matter in the county where it is published; and
- 4. it has been published regularly and continuously since 1959.
- 5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)
ON BACK

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

6-18

_____, A.D. 2019

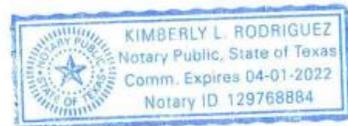
Lee Hartman
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

- a) is personally known to me, or
- b) provided the following evidence to establish his/her identity, _____

on this the 20 day of June, A.D. 2019
to certify which witness my hand and seal of office.

Notary Public, State of Texas



**NOTICE OF PUBLIC HEARING
CITY OF MISSOURI CITY
2019 ANNUAL ACTION PLAN
2019 -2023 CONSOLIDATED PLAN
2017 ACTION PLAN ADMENDMENT
HUD Community Development Block Grant Program**

To build and strengthen new partnerships with State and local governments and the private sector, the U.S. Department of Housing and Urban Development (HUD) requires an Annual Action Plan and Consolidated Plan submission for the planning and application aspects of the Community Development Block Grant (CDBG) Program.

The City of Missouri City is considering the following:

- (1) The Program Year 2019 Annual Action Plan, a one-year planning document that describes the amount of CDBG funds expected to be available and the proposed use of those funds for the upcoming fiscal year.
- (2) The 2019 – 2023 Consolidated Plan, identifies housing and community development priorities that align and focus funding for the CDBG Program block.
- (3) In accordance with federal regulations governing the use of CDBG funds, a 30-day comment period is required to amend the 2017 Program Year Annual Action Plan. Housing rehabilitation activities are under consideration for the amendment to increase PY16 budget by an amount of \$65,414.30, therefore reducing the available Housing Rehabilitation budget for PY17 by the same amount.

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1. Improving the urban environment in low and moderate income areas;
2. Eliminating blighting influences and the deterioration of property, neighborhoods and public facilities in low and moderate-income areas; and
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Eligible activities include but are not limited to: public facility construction and improvements; handicapped accessibility; operational funding for non-profit agencies servicing primarily low income persons; rehabilitation of owner-occupied housing; housing development assistance, enforcement of City codes; clearance and demolition; infrastructure improvements; business development and job creation activities.

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DRAFT

Grantee SF-424's and Certification(s)

DRAFT

Appendix - Alternate/Local Data Sources

| | |
|--|--|
| 1 | <p>Data Source Name</p> <p>Missouri City</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>The City of Missouri City states that there is no PHA that serves the City.</p> |
| | <p>Provide a brief summary of the data set.</p> <p>In order to move beyond the initial set-up of the eCon Planning Suite, selection of a PHA was required. There is no PHA with jurisdiction or service area in Missouri City. TDHCA's Section 8 program was selected, though TDHCA does not serve Fort Bend County in which Missouri City is situated.</p> |
| | <p>What was the purpose for developing this data set?</p> <p>The purpose of the data set is to clarify that there is no PHA in Missouri City but the eCon Planning Suite requires the selection of a PHA in order to progress beyond the initialization of the plan.</p> |
| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>City wide.</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Not applicable</p> |
| | <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p> |
| | 2 |
| <p>List the name of the organization or individual who originated the data set.</p> <p>Fort Bend Women's Center; Fort Bend Family Promise; Coalition for the Homeless of Houston/Harris County</p> | |
| <p>Provide a brief summary of the data set.</p> <p>The base data for all of Fort Bend County from the Coalition for the Homeless's Point in Time survey from 2012 was used to estimate unsheltered homeless. The actual client counts for Missouri City residents from the Fort Bend Women's Center and Fort Bend Family Promise were used for sheltered and exiting homeless counts.</p> | |

| | |
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| | <p>What was the purpose for developing this data set?</p> <p>There is no definitive information from the regional CoC agency for Missouri City. Limited Point in Time data for Fort Bend County is available, with the only "hot spot"/concentration of homeless in the Richmond/Rosenberg area. Fort Bend Women's Center and Fort Bend Family Promise link clients to last known residence by jurisdiction. Therefore, their annual data were used.</p> |
| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data are accurate and comprehensive for sheltered women and families only. Unaccompanied youth, single men and single women who are not victims of domestic violence are not included in the counts but are estimated from county-wide point in time counts.</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2012 -- Point in Time County data from February 2012, with shelter data for clients through all of 2012.</p> |
| | <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p> |
| 3 | <p>Data Source Name</p> <p>HUDUser FMRs</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>HUD User/HUD</p> |
| | <p>Provide a brief summary of the data set.</p> <p>The 2013 Fair Market Rents for Houston-Sugar Land-Baytown MSA and Fort Bend County</p> |
| | <p>What was the purpose for developing this data set?</p> <p>No data populated by HUD in the eCon Planning Suite required the input of data.</p> |
| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The coverage is national and broken down by MSA and county.</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013</p> |
| | <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p> |
| 4 | <p>Data Source Name</p> <p>2007-2011 ACS</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p> |

| | |
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| | <p>Provide a brief summary of the data set.</p> <p>2007-2011 American Community Survey data for Missouri City</p> |
| | <p>What was the purpose for developing this data set?</p> <p>No information was provided through the pre-populated table in eCon</p> |
| | <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>1/2007-12/2011</p> |
| | <p>Briefly describe the methodology for the data collection.</p> <p>The ACS is a monthly sample that is averaged over a 1-, 3- or 5-year period of time. Due to the size of Missouri City, most of the estimates are available only for the 5-year period.</p> |
| | <p>Describe the total population from which the sample was taken.</p> <p>Total City population</p> |
| | <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Random sample used by Census Bureau; the number of respondents is not publically known</p> |
| 5 | <p>Data Source Name</p> <p>A Point-In-Time (PIT) Homeless Count & Survey</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>Prepared by Catherine Troisi, Ph.D., UTHealth School of Public Health and the Coalition for the Homeless of Houston/Harris County for The Way Home Continuum of Care</p> |
| | <p>Provide a brief summary of the data set.</p> <p>A Point-In-Time (PIT) Homeless Count & Survey of sheltered (i.e., those in emergency shelters, transitional housing, or safe haven) and unsheltered persons experiencing homelessness in the Houston, Pasadena, Harris County, Fort Bend County, and Montgomery County area was held on the night of 21 January, with the unsheltered portion of the Count conducted.</p> |
| | <p>What was the purpose for developing this data set?</p> <p>The purpose of the Count is to determine the number of persons experiencing homelessness [defined by the Department of Housing and Urban Development (HUD) as those staying in emergency shelter, transitional housing, or safe haven programs with beds dedicated for homeless persons or those persons who are unsheltered (i.e., staying in a place not meant for human habitation)] on a single night.</p> |
| | <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Conducted over a three- day period from January 22-24, 2019.</p> |
| | <p>Briefly describe the methodology for the data collection.</p> |

| | |
|--|---|
| | Describe the total population from which the sample was taken. |
| | Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. |

DRAFT



CITY COUNCIL AGENDA ITEM COVER MEMO

August 5, 2019

To: Mayor and City Council
Agenda Item: 7(b)(3) An Ordinance authorizing the extension of the term of Reinvestment Zone Number One, City of Missouri City, for an additional ten years, ending on December 31, 2039.
Submitted by: Anthony Snipes, City Manager

SYNOPSIS

Reinvestment Zone Number One, City of Missouri City will terminate on December 31, 2029. The proposed ordinance approves and authorizes the extension of the Zone's termination date to December 31, 2039.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

- On August 2, 1999, City Council passed and approved Ordinance No. O-99-42 creating the Zone.
- Pursuant to Section 4 of Ordinance No. O-99-42, the Zone will terminate on December 31, 2029.
- On April 19, 2010, City Council passed and approved Ordinance No. O-10-17 approving the Zone's Second Amended Project Plan and Financing Plan.
- On July 10, 2019, the Zone reviewed and voted unanimously to approve and support extension of the Zone's termination date to December 31, 2039.
- Extending the termination date of the Zone to December 31, 2039 will provide sufficient time for the development, construction and financing of the projects described in the Zone's Second Amended Project Plan and Financing Plan.

BUDGET ANALYSIS

The tax increment generated during the extended term will assist the costs of the projects.

SUPPORTING MATERIALS

1. Ordinance
2. City Ordinance No. O-99-42
3. City Ordinance No. O-10-17
4. TIRZ One Second Amended Project Plan and Financing Plan
5. TIRZ One Notice and Agenda for its meeting of July 10, 2019

STAFF'S RECOMMENDATION

Staff recommends approval of the ordinance.

Finance Director Approval: Allena J. Portis, Director of Financial Services
City Manager Approval: Anthony J. Snipes, City Manager

ORDINANCE NO. O-19-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, EXTENDING THE TERM OF REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the City Council of the City of Missouri City ("City") pursuant to the provisions of Chapter 311, Texas Tax Code, created Reinvestment Zone Number One, City of Missouri City (the "Zone") by Ordinance No. O-99-42, adopted on August 2, 1999; and

WHEREAS, Ordinance No. O-99-42 provides that the Zone will terminate on December 31, 2029; and

WHEREAS, the City may extend the term and life of the Zone pursuant to Section 311.007, Texas Tax Code; and

WHEREAS, the City Council finds that extending the term and life of the Zone is in the best interest of the Zone and will provide sufficient time for the completion and financing of the improvements proposed in the Zone's Second Amended Project Plan and Refinancing Plan (the "Plan"); and

WHEREAS, after public notice thereof was given in accordance with the law, the City Council conducted a public hearing on August 5, 2019, on the extension of the term and life of the Zone, at which property owners and other interested persons were allowed to speak; and

WHEREAS, evidence was received and presented at the public hearing in favor of extending the term and life of the Zone; and

WHEREAS, the City Council further finds that extending the term and life of the Zone is in accordance with Chapter 311 of the Texas Tax Code, Ordinance No. O-99-42, and the Zone's Plan; and

WHEREAS, the City now desires to extend the term and life of the Zone; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS THAT:

Section 1. The findings and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

Section 2. The City, acting under and in accordance with the provisions of Chapter 311, Texas Tax Code, including Section 311.007(c), hereby extends the duration and term of Reinvestment Zone Number One, City of Missouri City to December 31, 2039.

Section 3. The duration and term of the Zone shall be extended as of the effective date of this Ordinance.

Section 4. The City Secretary is hereby authorized and directed to publish notice of a hearing with respect to an amendment of the Project Plan and Reinvestment Zone Financing Plan for the Zone as may be required in connection with this Ordinance.

Section 5. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason be held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED, this _____ day of _____, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

ORDINANCE NO. **O-99-42**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF MISSOURI CITY IN THE FIFTH STREET AREA AS REINVESTMENT ZONE NUMBER ONE FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City of Missouri City (“City”) may designate a contiguous geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan for the creation of a proposed reinvestment zone within a contiguous area of the City of Missouri City, in the Fifth Street Area (the “proposed zone”), which provides that any increase in the City of Missouri City ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS, the City, prior to May 31, 1999, provided written notice of the City’s intention to create the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing bodies of all other taxing units levying taxes on property within the proposed zone; and

WHEREAS, a notice of the August 2, 1999, public hearing on the creation of the proposed zone was published on July 21, 1999, in the Fort Bend/Southwest Star, a newspaper of general circulation in the City; and

WHEREAS, Pursuant to Section 311.003 (e), Texas Tax Code, the City has noticed each taxing unit that levies real property taxes in the proposed zone; including Fort Bend County, Fort Bend Independent School District and Water Control and Improvement District #2, of its intention to create the zone sixty (60) days before the public hearing on the creation of said proposed zone; and

WHEREAS, at the public hearing on August 2, 1999, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, the City has provided all information and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of property in the proposed zone and all other reinvestment zones previously created by the City is approximately \$4,949,950; and

WHEREAS, the total appraised value of taxable real property in the City is approximately \$1,847,486,260; and

WHEREAS, the total appraised value of real property taxable by Fort Bend County, in which the proposed zone is located, is approximately \$4,949,950; and

WHEREAS, the total appraised value of real property taxable by the Fort Bend Independent School District, within those boundaries the proposed zone is located, is approximately \$4,949,950; and

WHEREAS, the total appraised value of real property taxable by Fort Bend County Water Control and Improvement District No. 2 within a portion of the boundaries of the proposed zone is approximately \$662,130; and

WHEREAS, the total area within the proposed zone is approximately 360 acres, excluding property that is publicly owned; and

WHEREAS, approximately 6 acres of the property in the proposed zone is currently used for residential purposes, as that term is defined in Section 311.006(d) of the Texas Tax Code; now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. Findings.

- A. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.
- B. That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.
- C. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone substantially arrests and impairs the sound growth of the City; retards the provision of housing accommodations, constitutes an economic and social liability and is a menace to public health, safety, morals, and welfare in its present condition and use because of the presence of:

1. Substandard, deteriorated, and deteriorating structures;
2. The predominance of defective or inadequate sidewalk and street layout;
3. Unsanitary or unsafe conditions; and
4. Defective and unusual conditions of title.

D. That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

1. That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the City of Missouri City;
2. That less than ten percent of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes within the meaning of Section 311.006(d), Texas Tax Code;
3. That the total appraised value of taxable real property in the proposed zone, and in existing reinvestment zones of the City, if any, does not exceed fifteen percent of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City;
4. That the proposed zone does not contain more than fifteen percent of the total appraised value of the real property taxable by Fort Bend County or the Fort Bend Independent School District or Fort Bend County Water Control and Improvement District No. 2; and
5. That development or redevelopment of the property within the boundaries of the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. **Designation of the Zone.** That the City, acting under the provisions of Chapter 311, Texas Tax Code (the "Act"), including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over, the area described in Exhibit "A" attached hereto and incorporated herein for all purposes to promote the development of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number One, City of Missouri City, Texas, (the "Zone").

Section 3. **Board of Directors.** That there is hereby created a Board of Directors for the Zone, which shall consist of nine (9) members. Positions one through six on the Board of Directors shall be reserved for the City. Positions seven, eight and nine shall be reserved for other taxing units levying taxes within the Zone, each of whom may appoint one director.

Failure of a taxing unit to appoint a director by January 1, 2000, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to that position, which shall be filled as provided below. The maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one position of each of the two positions created as a result of more than four taxing units appointing directors, which positions shall be filled as provided below.

Any City councilmember is authorized to nominate and by vote of the majority of City councilmembers including the Mayor, shall appoint the directors to Positions One through Six of the Board of Directors, as well as any position unfilled on January 1, 2000.

The following persons are hereby appointed as initial directors to the Board of Directors of the Zone in the position specified below:

| <u>Position</u> | <u>Name</u> |
|-----------------|----------------------|
| 1. Chairman | Dr. Robert Childress |
| 2. | Eloy Martinez |
| 3. | Ron Lee |
| 4. | David Hamner |
| 5. | Paris Schindler |
| 6. | Ron Castillo |

The directors appointed to odd-numbered positions shall be appointed for a two year term, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a term beginning on the effective date of this Ordinance, and ending two years therefrom. Thereafter, any City councilmember may nominate and appoint, subject to the approval of the majority of City Council, including the Mayor the member to serve as chair until the term of said member shall end or said member shall otherwise vacate his/her position as a member of the Board of Directors. The City Council authorizes the Board of Directors to elect from its members a vice chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and

adopt a project plan and reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City, pursuant to Section 311.010(a) of the Texas Tax Code, hereby authorizes the Board of Directors to exercise all of the City's powers necessary to administer, manage or operate the Zone and to prepare the project plan and reinvestment zone financing plan, including the power to employ consultants, legal counsel, and financial advisors, or enter into any reimbursement agreements with consultants, legal counsel and financial advisors payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance, subject to the approval of the City Manager or his designee, that may be reasonably necessary or convenient to assist the Board of Directors in the administration, management or operation of the Zone and the preparation of the project plan and reinvestment zone financing plan. Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue bonds, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan and reinvestment zone financing plan. The Board of Directors of the Zone may not exercise any power granted to the City by Section 311.008 of the Texas Tax Code without additional authorization from the City.

Section 4. **Duration of the Zone.**

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2029, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and the interest on the bonds, have been paid in full.

Section 5. **Tax Increment Base.** That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 1999, the year in which the Zone is designated as a reinvestment zone (the "Tax Increment Base").

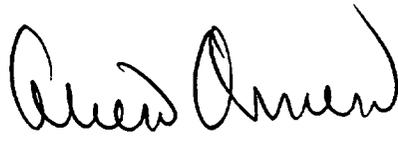
Section 4. **Tax Increment Fund.** That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied and collected by the City or any other taxing unit participating in the Zone for that year on the captured appraised value, as defined by the Act, of real property located in the Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to the Act. All revenues from the sale of any tax increment bonds, notes, or other obligations hereafter issued by the City for the benefit of the Zone, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purposes pursuant to Section 311.010(b) of the Texas Tax Code.

Section 7. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 8. Open Meetings. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

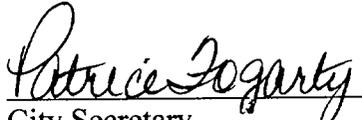
Section 9. Emergency. There exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction, therefor, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval.

PASSED, APPROVED and ADOPTED on first and final reading this 2nd day of August, 1999.



Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



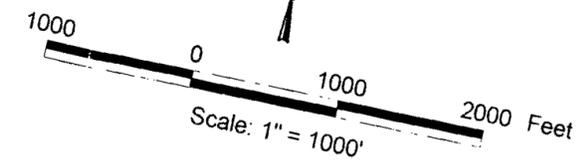
City Attorney

MISSOURI CITY
PROPOSED
TAX INCREMENT REINVESTMENT
ZONE 1

Proposed
Land Use Map

Legend

-  Tax Increment Reinvestment
-  Projected Independent Pkwy.
- Landuse.shp**
-  Commercial
-  Commercial
-  Commercial
-  Community Facility
-  Office Warehouse
-  Residential
-  Missouri City - City Limits
-  Stafford City Limits



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STAFFORDSHIRE

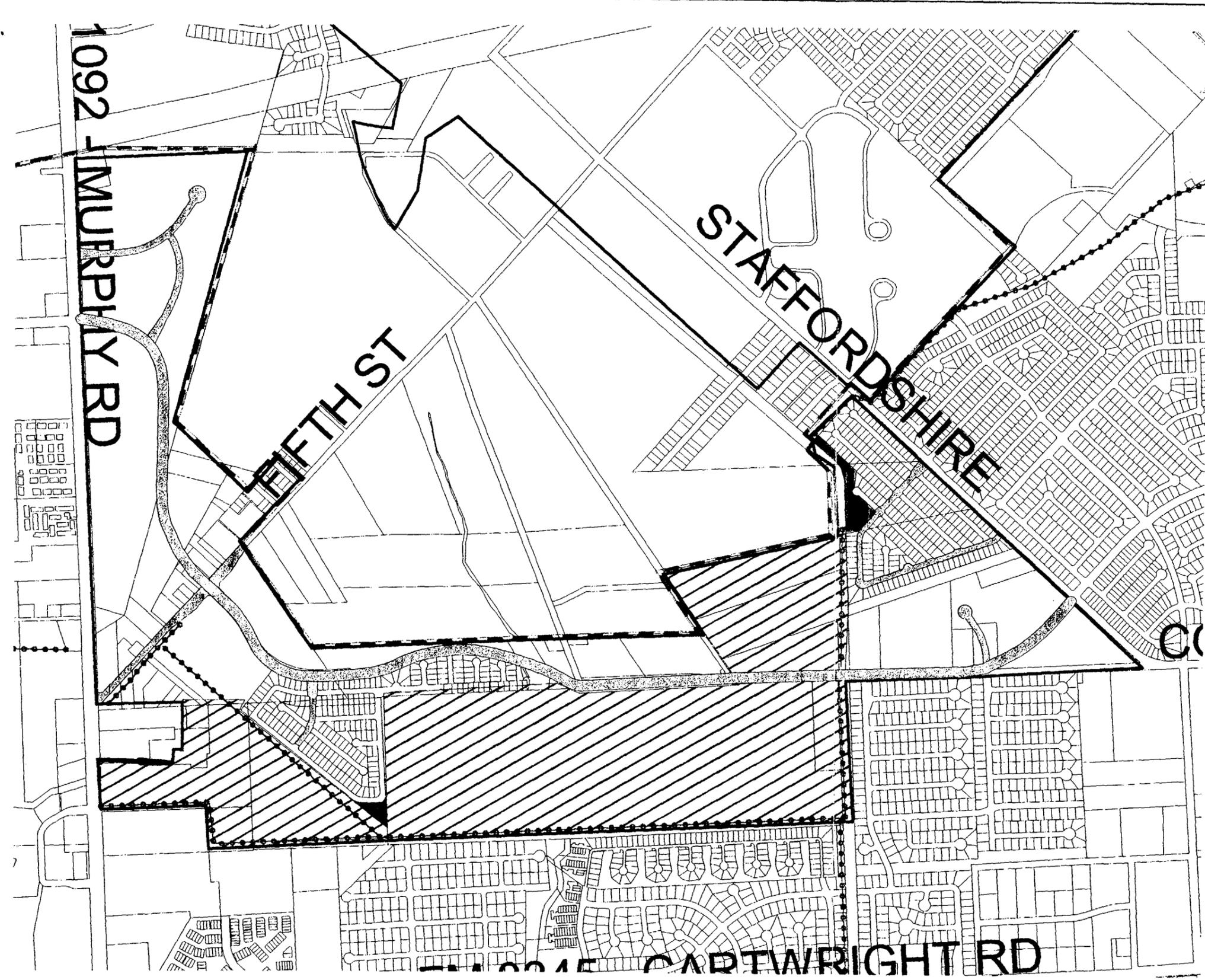
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Proposed Independence Pkwy

Proposed

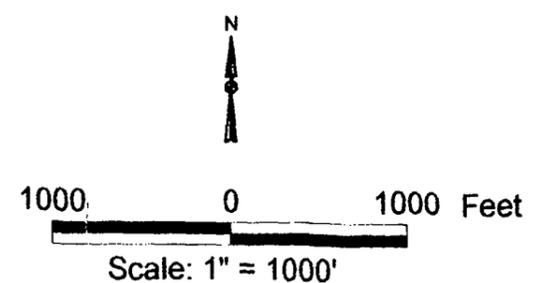
MISSOURI CITY
PROPOSED
TAX INCREMENT REINVESTMENT
ZONE #1

Map of
Proposed Public
Improvements



Legend

- Tax Increment Reinvestment Zone
- Stafford City Limits
- Missouri City - City Limits
- Projected Independence Pkwy.
- Existing Parkland with New Improvements
- New Parkland
- Approved City Trail
- Streets



ORDINANCE NO. O-10-17

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SECOND AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY; AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; REPEALING ALL ORDINANCES AND RESOLUTIONS OR PARTS OF ORDINANCES AND RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY

* * * * *

WHEREAS, the City Council of the City of Missouri City ("City") pursuant to the provisions of Chapter 311, Texas Tax Code, created Reinvestment Zone Number One, City of Missouri City (the "Zone") by Ordinance No. O-99-42, adopted on August 2, 1999; and

WHEREAS, the Board of Directors of the Zone adopted and recommended and the City approved the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. O-99-48, adopted on August 16, 1999; and

WHEREAS, the City enlarged the Zone by Resolution No. R-00-34, adopted on December 18, 2000; and

WHEREAS, by Ordinance No. O-01-06, adopted on February 5, 2001, the City Council approved the First Amended and Restated Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Amended Plan") that reflected the enlargement of the Zone; and

WHEREAS, the Board of Directors of the Zone considered and adopted the Second Amended Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Second Amended Plan") that reflects the enlargement of the Zone, and recommended the Second Amended Plan for approval by City Council; and

WHEREAS, the City enlarged the Zone, pursuant to Sec. 311.007, Texas Tax Code, a second time by Resolution No. R-10-07, adopted on April 19, 2010;

WHEREAS, after public notice thereof was given in accordance with the law, the City Council conducted a public hearing on April 19, 2010, on the Second Amended Plan, at which property owners and other interested persons were allowed to speak; and

WHEREAS, evidence was received and presented at the public hearing in favor of the Second Amended Plan;

WHEREAS, Chapter 311 of the Texas Tax Code authorizes the enlargement of the Zone and amendments to the Plan; and

WHEREAS, the City now desired to amend the Plan by the adoption of the Second Amended Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS THAT:

Section 1. The findings and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

Section 2. The Plan is hereby amended to reflect the Second Amended Plan shown as Exhibit A attached hereto. The Second Amended Plan is determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Second Amended Plan.

Section 3. The City Secretary is directed to provide copies of the Second Amended Plan to each taxing unit levying ad valorem taxes in the Zone.

Section 4. All ordinances and resolutions or parts of ordinances and resolutions, if any, in conflict herewith, shall be and are hereby expressly repealed to the extent of such conflict only.

Section 5. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason be held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was

discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

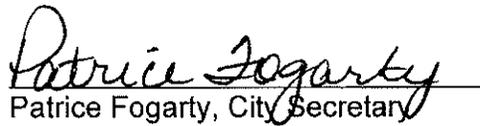
PASSED and APPROVED on first reading this 19th day of April, 2010.

PASSED, APPROVED and ADOPTED on second and final reading this 3rd day of May, 2010.



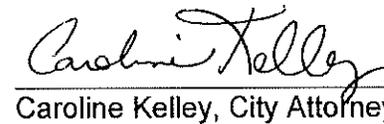
Allen Owen, Mayor

ATTEST:



Patrice Fogarty, City Secretary

APPROVED AS TO FORM:



Caroline Kelley, City Attorney

**REINVESTMENT ZONE NUMBER ONE,
CITY OF MISSOURI CITY**

**SECOND AMENDED
PROJECT PLAN AND
FINANCING PLAN**

February 22, 2010

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4. Appendix

Boundary Description

1. OVERVIEW

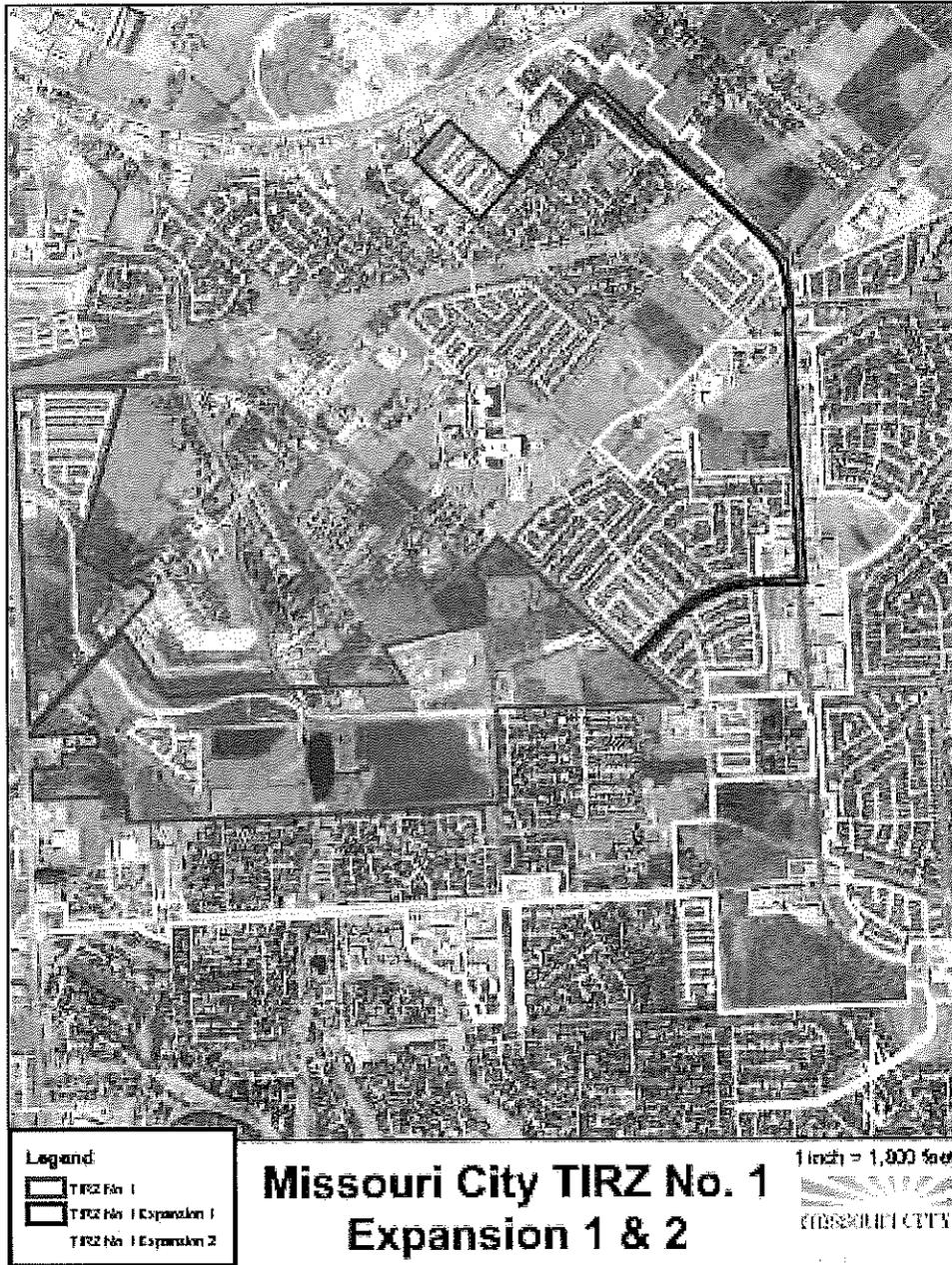
The City of Missouri City created Reinvestment Zone Number One, City of Missouri City, (the "Zone") on August 2, 1999. The Project Plan and Reinvestment Zone Financing Plan (the "Plan") was adopted on August 16, 1999. The First Amended Project Plan and Reinvestment Zone Financing Plan (the "First Amended Plan") was adopted on February 5, 2001. This document constitutes the Second Amended Project Plan and Reinvestment Zone Financing Plan (the "Second Amended Plan".)

This Second Amended Plan supports the original purpose of the Zone which was to provide for the design and construction of water, wastewater, and drainage facilities; for transportation and access improvements and other specific project costs in order to facilitate the development of new residential and commercial properties; and the redevelopment of public facilities and commercial properties where infrastructure was absent and where residential and commercial development and redevelopment would not occur "but for" the creation of such a Zone.

This Second Amended Plan will facilitate the expansion of the Zone boundaries to include an additional 277.1 acres and to include approximately \$21 million in new Eligible Project Costs in the expanded area of the Zone.

Map 1 on the following page depicts the original boundaries of the Zone, the area included as an expansion of the Zone in the First Amended Plan and the area included as an expansion in this Second Amended Plan.

MAP 1



2. SECOND AMENDED PROJECT PLAN

Existing Conditions and Proposed Improvements and Uses [311.011(b)(1)]

The expansion area of the Second Amended Plan is located south of the northern city limit line, between Murphy Road on the west and along Texas Parkway on the east, and north of and along Cartwright Road.

Map 2 shows the existing land uses within the expansion area for the Second Amended Plan, a mixture of civic, open space, commercial and low and high density residential.

Map 3 shows the planned location of proposed improvements in the expansion area which include new and rehabilitated sidewalks, drainage, landscape and new trails.

Map 4 shows areas within the expansion area targeted for development as facilitated by the proposed improvements. This new development will be comprised of new commercial and residential uses on several large vacant tracts within the expansion area. These areas targeted for new development are as proposed in the Texas Parkway / Cartwright Redevelopment Plan, by George E. Johnson and Civic-Design Associates.

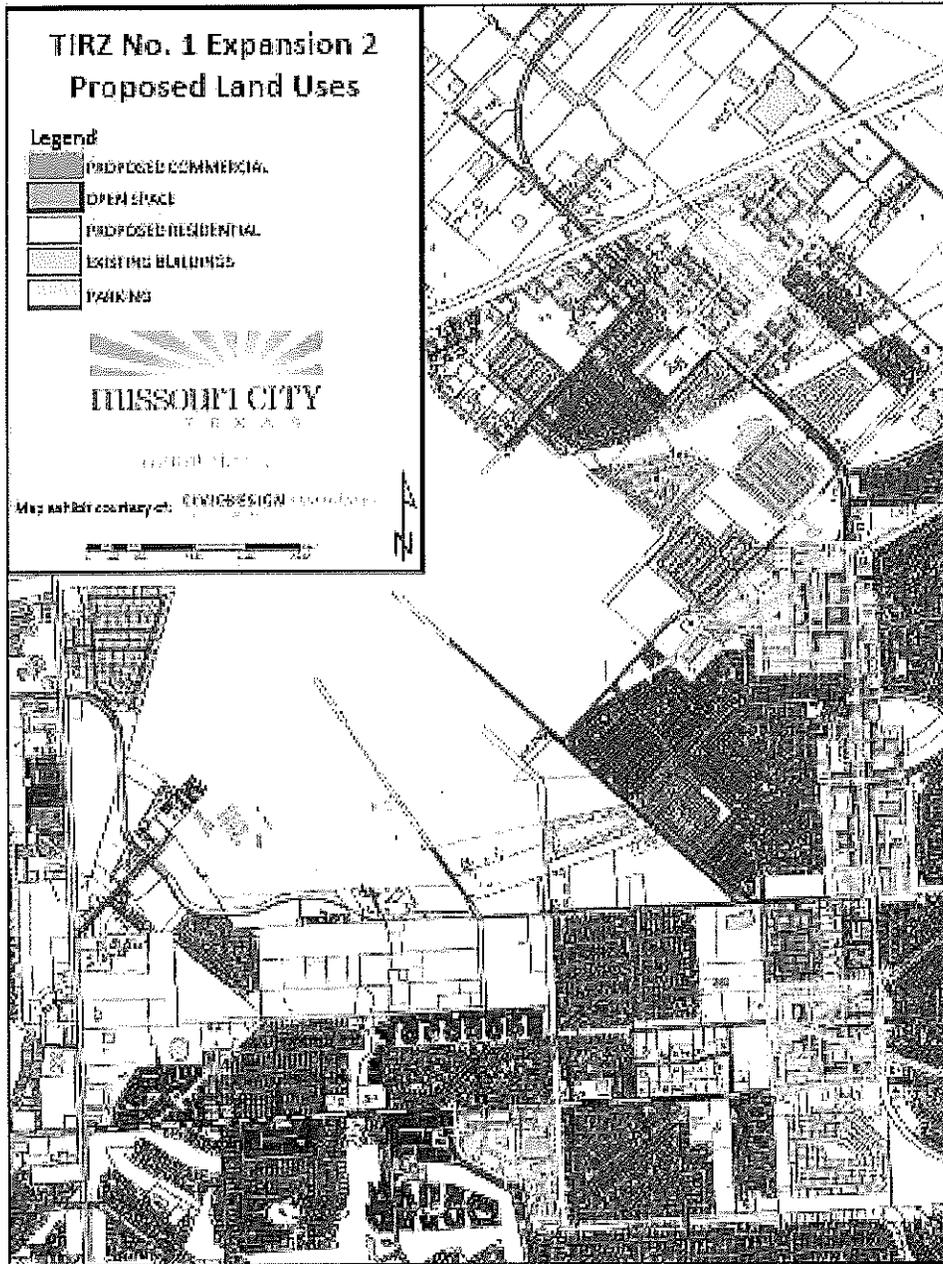
MAP 2



MAP 3



MAP 4



Municipal Ordinances [311.011(b)(2)]

All construction will be done in conformance with the most current existing building code regulations of the City. There are no proposed changes to any city ordinance, master plan or building codes.

Estimated Non-Project Costs [311.011(b)(3)]

Zone non-project costs include those development costs or investments that will result from the proposed improvements and for which no tax increment reimbursement is expected. It is estimated that non-project investments in the expansion are may range from \$700 to \$765 million.

Method of Relocation [311.011(b)(4)]

Relocation is not currently contemplated; however, should redevelopment require relocation it may be considered an Eligible Project Cost.

3. SECOND AMENDED REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs [311.011(c)(1)]

Estimates of Projects Costs are listed in the table below.

| Project Items | Estimated Cost |
|--|----------------------|
| Public Infrastructure to Support Business Development | |
| Water, Wastewater and Drainage | \$ 683,000 |
| Paving and Sidewalks | 701,000 |
| Street Lighting | 28,000 |
| Landscape/Streetscape | 80,000 |
| Related Improvements | 324,000 |
| Engineering Design & Contingencies | 548,000 |
| Subtotal | \$ 2,364,000 |
| Public Infrastructure to Support Residential Development | |
| Water, Wastewater and Drainage | \$ 4,700,000 |
| Subtotal | \$ 4,700,000 |
| Fifth Street (FM 1092 to City Limits) | |
| Water, Wastewater and Drainage | \$ 272,000 |
| Paving and Sidewalks | 325,000 |
| Related Improvements | 78,000 |
| Engineering Design & Contingencies | 169,000 |
| Subtotal | \$ 844,000 |
| Independence Boulevard | |
| Phase I | \$ 3,539,000 |
| Phase II | 4,156,000 |
| Subtotal | \$ 7,543,000 |
| Hike and Bike Trail | |
| Subtotal | \$ 851,000 |
| Independence Park | |
| Phase I | \$ 388,000 |
| Phase II | 2,217,000 |
| Phase III | 2,409,000 |
| Phase IV | 1,574,000 |
| Subtotal | \$ 6,588,000 |
| Texas Parkway/Cartwright Road Redevelopment (Second Amended Plan) | |
| Streetscape Texas Parkway & Cartwright Road | \$ 2,500,000 |
| Texas Parkway sidewalks | \$ 1,500,000 |
| Texas Parkway median and intersection improvements | \$ 3,000,000 |
| Public infrastructure and improvements for public facilities | \$ 5,000,000 |
| Grants and assistance to support business development | \$ 9,000,000 |
| Subtotal | \$ 21,000,000 |
| Other Project Costs | |
| Financing Costs | \$ 27,290,000 |

| | |
|--|----------------------|
| Creation and Administration Costs for the life of the Zone | 162,000 |
| Subtotal | \$ 27,452,000 |
| Total | \$ 71,342,000 |

Kind, Number and Location of Proposed Improvements [311.011(c)(2)]

- Business Park Road (FM 1092 600' north of Lexington/Independence) to run east and west. Includes esplanade, road paving, street lights and landscaping.
- Business Park Road (North from new Independence Blvd. 500' east of intersection of FM 1092). Includes esplanade, road paving, street lights and landscaping.
- Independence 100' ROW from FM 1092 to Fifth Street.
- Fifth Street (FM 1092 to City Limits). Includes utilities, paving, sidewalks, landscaping and engineering.
- Silvestri collector road south. Includes esplanade entrance, street paving, landscaping and one-acre parkland.
- Water, wastewater and drainage facilities to support residential development within the Zone.
- Independence Blvd. from Silvestri to Staffordshire. Includes 100' ROW, landscaping and streetlights.
- Collector through residential area next to Staffordshire north of Court Street. Includes esplanade entrance, street paving, landscaping, 1.5-acre parkland and work on siphon at canal.
- Collector for commercial area northwest of Staffordshire and Court intersection. Includes esplanade entrance, street paving, landscaping and streetlights.
- 14,000 linear feet hike and bike trail from Staffordshire to southeast corner of Independence Park, west to FM 1092.
- Implementation of Independence Park Master Plan.
- Texas Parkway/Cartwright Road Redevelopment. Streetscape for Texas Parkway and Cartwright Road; Texas Parkway sidewalks; Texas Parkway medians and intersection improvements; Public infrastructure and improvements for public facilities; and demolition assistance, façade and access improvements to support business development.
- Financing and relocation costs.
- Establishment, administration, and operation of one or more economic development programs for the public purposes of developing and diversifying the economy of the Zone and developing or expanding transportation, business, and commercial activities in the Zone ("Economic Development Programs"). The authorized Economic Development Programs include making grants and loans from the tax increment fund for public infrastructure improvements, parking facilities, façade improvements, demolition assistance, access improvements, financing and relocation costs and the establishment or promotion of public or private facilities that demonstrate public benefit and enhance the economic development of the Zone through increased business and commerce. Pursuant to Section 311.010(h), Texas Tax Code, the Zone Board of Directors will develop and submit for approval its Economic Development Programs.

Economic Feasibility Study [311.011(c)(3)]

The firms of George E. Johnson Development and Civic-Design Associates were authorized to produce the Texas Parkway / Cartwright Road Corridors Redevelopment Plan (the "Study".) The Study identified a number of constraints inhibiting the redevelopment of the two corridors including fragmented ownership, a perceived lack of positive area image, and relatively low land values. The Study also identified a number of opportunities including several large vacant tracts, the emergence of US Highway 90A as a growing employment center, and a strong interest in the area by the community at large. The Study's a number of issues that needed to be addressed for revitalization goals to be met. Among those issues are: aging structures and infrastructure, lack of visual appeal, low expectations of property owners, and fragmented ownership. The Study concluded that inclusion of the area in the Zone would provide public/private partnership opportunities critical to any revitalization effort's success.

Estimate of Bonded Indebtedness [311.011(c)(4)]

The estimated bonded indebtedness to be incurred is an amount sufficient to yield proceeds to reimburse or pay for the TIRZ project costs currently estimated at \$71,342,000.

Time When Monetary Obligations are Incurred [311.011(c)(5)]

Monetary obligations will be incurred as the stream of tax increment revenues allow. Developer partners will be reimbursed only after completion, inspection and acceptance by the City of the eligible public improvements or as detailed in the agreements to be executed between the TIRZ, the Missouri City Development Authority (the "Authority") and the City.

Method of Financing, Sources of Revenue and Percent Participation [311.011(c)(6)]

- Method of Financing

In accordance with Section 311.015, Texas Tax Code, [Tax Increment Financing Act (the "Act")], the City may issue tax increment bonds or notes, the proceeds of which may be used to pay project costs on behalf of the Zone. The Authority is authorized to incur debt and issue debt or obligations to satisfy developer reimbursements for eligible project costs. If such bonds are issued, bond proceeds shall be used to provide for the project-related costs outlined in this Plan. When appropriate, developers will advance project-related costs and be reimbursed through the issuance of tax increment bonds or from increment revenues of the Zone.

It is anticipated that developers and the City will advance funds for the public infrastructure improvements and will be reimbursed as provided in separate agreements

and other documentation between the developers, the Authority and the Zone. It is anticipated that the City and County will advance funds for public facility improvements and will be reimbursed through separate agreements between the City, the Authority and the Zone and/or between the County, the Authority and the Zone.

No bonds will be issued until adequate tax increment has been created in the Zone to support bond debt service. Tax increment revenues will be applied to pay or reimburse all debt service on the Zone's bonds. This approach protects the City and other taxing jurisdictions from development financing risks.

- Sources of Revenue

It is estimated that development projects identified in this Second Amended Plan will result in approximately \$765 million in new property value. The sources of revenue will be the tax increments from the participants in the Zone, the City and Fort Bend County. Exhibit A, on page 15, shows the projected increase in value per year and sources of revenue expected to be derived from that value by jurisdiction.

- Percent of Participation

| Taxing Unit | 2009 Tax Rate | % of Participation |
|--------------------|---------------------------|---------------------------|
| Missouri City | \$0.52840/\$100 valuation | 100% |
| Fort Bend County | \$0.47900/\$100 valuation | 100% |

Current Appraised Value of Taxable Real Property [311.011(c)(7)]

The current appraised value of taxable real property in the area of expansion in the Second Amended Plan is \$59,657,173, based on 2009 certified values of the Ft. Bend County Appraisal District. Tax year 2010 will be the base year value for the expansion area.

Estimated Future Captured Appraised Value of Real Property [311.011(c)(8)]

See Exhibit A, page 15.

Duration of Zone [311.011(c)(9)]

The Zone took effect upon creation by City Council on August 2, 1999 and termination of the operation of the Zone shall occur on December 31, 2029. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

Exhibit A

City of Missouri City
TIRZ 1
2nd Amendmended Project Plan

Value and Revenue Projections
Proposed Annexation Area

| Tax Year | Ad Valorem Value | | | Missouri City Revenue | | Fort Bend County Revenue | | Total Revenue | |
|----------|------------------|--------------|-------------|-----------------------|------------|--------------------------|------------|---------------|------------|
| | Base Value (1) | Annual (New) | Cumulative | Annual (2) | Cumulative | Annual (3) | Cumulative | Annual | Cumulative |
| 1 2010 | 59,657,173 | - | - | - | - | - | - | - | - |
| 2 2011 | | - | - | - | - | - | - | - | - |
| 3 2012 | | - | - | - | - | - | - | - | - |
| 4 2013 | | - | - | - | - | - | - | - | - |
| 5 2014 | | 2,480,000 | 2,480,000 | 12,449 | 12,449 | 11,285 | 11,285 | 23,734 | 23,734 |
| 6 2015 | | 14,927,500 | 17,407,500 | 74,933 | 87,382 | 67,928 | 79,213 | 142,861 | 166,595 |
| 7 2016 | | 14,927,500 | 32,335,000 | 74,933 | 162,315 | 67,928 | 147,140 | 142,861 | 309,456 |
| 8 2017 | | 6,758,667 | 39,093,667 | 33,927 | 196,242 | 30,755 | 177,896 | 64,682 | 374,138 |
| 9 2018 | | 23,386,167 | 62,479,833 | 117,394 | 313,636 | 106,419 | 284,314 | 223,813 | 597,951 |
| 10 2019 | | 48,901,167 | 111,381,000 | 245,474 | 559,110 | 222,525 | 506,839 | 467,999 | 1,065,950 |
| 11 2020 | | 101,200,875 | 212,581,875 | 508,008 | 1,067,118 | 460,515 | 967,354 | 968,523 | 2,034,472 |
| 12 2021 | | 61,486,875 | 274,068,750 | 308,652 | 1,375,770 | 279,796 | 1,247,150 | 588,448 | 2,622,920 |
| 13 2022 | | 109,375,000 | 383,443,750 | 549,041 | 1,924,811 | 497,711 | 1,744,861 | 1,046,752 | 3,669,672 |
| 14 2023 | | 109,375,000 | 492,818,750 | 549,041 | 2,473,852 | 497,711 | 2,242,572 | 1,046,752 | 4,716,423 |
| 15 2024 | | 51,375,000 | 544,193,750 | 257,892 | 2,731,744 | 233,782 | 2,476,354 | 491,674 | 5,208,097 |
| 16 2025 | | 51,375,000 | 595,568,750 | 257,892 | 2,989,636 | 233,782 | 2,710,136 | 491,674 | 5,699,772 |
| 17 2026 | | 54,171,875 | 649,740,625 | 271,932 | 3,261,568 | 246,509 | 2,956,645 | 518,441 | 6,218,213 |
| 18 2027 | | 85,210,625 | 734,951,250 | 427,740 | 3,689,308 | 387,751 | 3,344,396 | 815,491 | 7,033,704 |
| 19 2028 | | 31,038,750 | 765,990,000 | 155,808 | 3,845,117 | 141,242 | 3,485,637 | 297,050 | 7,330,754 |
| 20 2029 | | - | 765,990,000 | - | 3,845,117 | - | 3,485,637 | - | 7,330,754 |
| | | 765,990,000 | | 28,535,176 | | 25,867,429 | | 54,402,605 | |

Notes:

- 1 Base Value based on Fort Bend Central Appraisal District January 1, 2009 Certified Values as supplied by City of Missouri City.
- 2 New Annual Revenue projection based on City of Missouri City 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate. Value projections based on redevelopment plan prepared by Civic Design Associates and George E. Johnson Development.
- 3 New Annual Revenue projection based on Fort Bend County 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate.

APPENDIX
BOUNDARY DESCRIPTION

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY
TIRZ NO.1
ORIGINAL AND 1ST ENLARGEMENT**

Beginning at a point which is the northwest corner of a 2.35 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36809 and FBCAD parcel account number 0064-00-000-3105-907 according to the FBCAD Tax Year 2000 Roll, said point being in the east right-of-way boundary of F.M. 1092 and the north boundary of the City of Missouri City city limits;

THENCE, in an easterly direction along said City of Missouri City city limit line, for a distance of approximately 1,696.94 feet to a point for corner, said point being the northeast corner of the City of Missouri City corporate limits, also being the northeast corner of a 90.4863 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36807 and FBCAD parcel account number 0064-00-000-3100-907;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, for a distance of approximately 2,650 feet to a point for corner, said point being the northwest corner of a 2.961 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36848 and FBCAD parcel account number 0064-00-000-3600-907;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 932.12 feet to a point for corner, said point being the northeast corner of a 2.0 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification numbers R36854 and R36855 and FBCAD parcel account numbers 0064-00-000-3698-907 and 0064-00-000-3699-907;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 200 feet to a point for corner, said point being the northwest corner of the Bowen Street right-of-way;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 325 feet to a point for corner, said point being the northeast corner of the Bowen Street right-of-way, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, said city limit line also being the northern right-of-way boundary of Fifth Street, for a distance of approximately 780 feet to a point for corner, said point being at or near the southwest corner a 1.953 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36872 and FBCAD parcel account number 0064-00-000-3860-907, said point being where the City of Missouri City city limit line turns in a southeasterly direction across Fifth Street;

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THENCE, in a southeasterly direction along said City of Missouri City city limit line, crossing the Fifth Street right-of-way, for a distance of approximately 70 feet to a point, said point being the northwest corner a 0.421 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R203458 and FBCAD parcel account number 0064-00-000-2804-907 said point also being in the southern right-of-way boundary of Fifth Street;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 579.77 feet to a point for corner, said point being the northwest corner a 14.634 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36693 and FBCAD parcel account number 0064-00-000-2000-907;

THENCE, in an easterly direction along said City of Missouri City city limit line, crossing the Packer Road and Moore Road rights-of-way, for a distance of approximately 3,670 feet to a point for corner, said point being in the western boundary line of a 12.667 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36475 and FBCAD parcel account number 0064-00-000-0555-907, said point also being in the eastern right-of-way boundary of Moore Road;

THENCE, in a northwesterly direction along said City of Missouri City city limit line, said city limit line also being the eastern right-of-way boundary of Moore Road, for a distance of approximately 710 feet to a point for corner, said point being the northwest corner a 14.54 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36473 and FBCAD parcel account number 0064-00-000-0550-907;

THENCE, in an east, northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 1,658 feet to a point for corner, said point being the southwest corner a 1.520 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180779 and FBCAD parcel account number 0064-00-000-0602-907, said parcel number 0064-00-000-0602-907 being a portion of the American Canal right-of-way;

THENCE, in a northerly, then curving northwesterly, direction along said City of Missouri City city limit line, and along the western boundary of the American Canal right-of-way, for a distance of approximately 870 feet to a point for corner, said point being the northwest corner a 0.563 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180778 and FBCAD parcel account number 0064-00-000-0702-907, said parcel number 0064-00-000-0702-907 being a portion of the American Canal right-of-way;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, crossing the American Canal right-of-way, for a distance of approximately 100 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0702-907, said point also being in the eastern boundary of American Canal right-of-

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way, said point also being the southwest corner of a 1.51 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36482 and FBCAD parcel account number 0064-00-000-0820-907;

THENCE, in a northwesterly direction, along the City of Missouri City city limit line, and along the eastern boundary of the American Canal right-of-way, for a distance of approximately 117.39 feet to a point for corner, said point being the northwest corner of said parcel number 0064-00-000-0820-907

THENCE, in a northeasterly direction, along the City of Missouri City city limit line, and along the northern boundary of said parcel number 0064-00-000-0820-907, for a distance of approximately 550.00 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0820-907, said point also being in the western boundary line of the Staffordshire Road right-of-way;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 2,882 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 60 feet to a point, said point being the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,800 feet to a point for corner, said point being the northwest corner of the intersection of the northern right-of-way boundary of Independence Boulevard with the western right-of-way boundary of Texas Parkway (FM 2234);

THENCE, in a northerly direction along the western right-of-way boundary of Texas Parkway, for a distance of approximately 4,065 feet to a point for corner, said point being the northeast corner of a 17.964 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210-907, said point also being in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in an easterly direction along said mutual city boundary line, for a distance of approximately 70 feet to a point for corner, said point being within the Texas Parkway right-of-way;

THENCE, in a northerly, then northwesterly, direction along said mutual city boundary line and within the Texas Parkway right-of-way, for a distance of approximately 3,710 feet to a point for corner, said point being approximately 50 feet in a perpendicular direction from the southwest corner of the intersection of the western right-of-way of

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Texas Parkway with the southern right-of-way of Adams Street (labeled on tax map # Z-71 as Heifer Lane);

THENCE, in a westerly direction along said mutual city boundary line and across the Texas Parkway right-of-way, for a distance of approximately 50 feet, to a point for corner, said point being said southwest corner of the intersection of the western right-of-way of Texas Parkway with the southern right-of-way of Adams Street, said point also being the southeast corner of a 1.415 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169127 and FBCAD parcel account number 0118-00-000-0013-907;

THENCE, in a northerly direction along the western boundary of the Texas Parkway right-of-way, for a distance of approximately 1,360 feet to a point for corner, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Fifth Street, for a distance of approximately 3,920 feet to a point for corner, said point being located in the northwest corner of Lot 1 of Block 9 of Woodland West Section 3 subdivision, said point also being located in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in a northwesterly direction following said mutual city limits across the Fifth Street right-of-way for a distance of approximately 40 feet to a point for corner said point being inside the Fifth Street right-of-way;

THENCE, in a southwesterly direction following said mutual city limits along and inside the Fifth Street right-of-way, for a distance of approximately 23 feet to a point for corner said point being inside the Fifth Street right-of-way, and in a perpendicular direction across the Fifth Street right-of-way from the southwest corner of a 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41406 and FBCAD parcel account number 0118-00-000-3500-907;

THENCE, in a northwesterly direction across the Fifth Street right-of-way, for a distance of approximately 30 feet to a point, said point being the southwest corner of a said parcel number 0118-00-000-3500-907, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a northwesterly direction along the western boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 1,295.83 feet to a point for corner, said point being the northwest corner of a said parcel number 0118-00-000-3500-907;

THENCE, in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 407.51 feet to a point, said point

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being the northeast corner of a said parcel number 0118-00-000-3500-907, said point also being the northwest corner of a second 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41407 and FBCAD parcel account number 0118-00-000-3600-907;

THENCE, continuing in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3600-907, for a distance of approximately 407.51 feet to a point for corner, said point being the northeast corner of a said parcel number 0118-00-000-3600-907, said point also being the westernmost northwest corner of the boundary of the Martin Lane right-of-way;

THENCE, in a southeasterly direction along the western boundary of the Martin Lane right-of-way, for a distance of approximately 1,299.81 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Martin Lane with the northern right-of-way boundary of Fifth Street;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Fifth Street, for a distance of approximately 3,130 feet to a point, said point being the northwest corner of the intersection of the northern right-of-way boundary of Fifth Street with the western right-of-way boundary of Texas Parkway;

THENCE, in an easterly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 80 feet to a point for corner, said point being the northeast corner of the intersection of the northern right-of-way boundary of Fifth Street with the eastern right-of-way boundary of Texas Parkway;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, for a distance of approximately 8,790 feet to a point for corner, said point being the southeast corner of the intersection of the eastern right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a westerly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 120 feet to a point, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,840 feet to a point for corner, said point being the southeast corner of the intersection of the southern right-of-way boundary of Independence Boulevard with the eastern right-of-way boundary of Staffordshire Road;

THENCE, in a southwesterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the southwest corner of the

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Independence Boulevard right-of-way boundary, said point being in the western right-of-way boundary of Staffordshire Road;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 860 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road;

THENCE, in a southerly direction crossing the Court Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Court Road from said northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road, said point being in the southern right-of-way boundary of Court Road;

THENCE, in a westerly direction along the said southern right-of-way boundary of Court Road, for a distance of approximately 2,740 feet to a point for corner, said point being the northwest corner Lot 1 of Block 13 of Meadowcreek Section 3, said point also lying in the eastern boundary of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said parcel number 0013-00-000-9006-907 being a portion of the American Canal right-of-way;

THENCE, in a southerly direction along the said eastern right-of-way boundary of the American Canal right-of-way, for a distance of approximately 1,330 feet to a point for corner, said point lying directly east of the southeast corner of a 24.824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31309 and FBCAD parcel account number 0013-00-000-3510-907;

THENCE, directly west crossing the American Canal right-of-way, for a distance of approximately 110 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-3510-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-3510-907, for a distance of approximately 937.90 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3510-907, said point also being the southeast corner of a 4.21 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31325 and FBCAD parcel account number 0013-00-000-3702-907, said parcel number 0013-00-000-3702-907 being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3702-907, for a distance of approximately 3,383.59 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3702-907, said point also being the southeast corner of a 1.900 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31332 and

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FBCAD parcel account number 0013-00-000-3851-907, said parcel number 0013-00-000-3851-907 also being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3851-907, for a distance of approximately 1,278.08 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-3851-907, said point also lying in the eastern boundary line of a 3.943 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R207213 and FBCAD parcel account number 0013-00-000-4302-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 4 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-4302-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 427.42 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-4302-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 411.37 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4302-907, said point also being the northeast corner of a 9.39 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31340 and FBCAD parcel account number 0013-00-000-4300-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4300-907, for a distance of approximately 994.31 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4300-907, said point also being the southwest corner of a 18.614 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31341 and FBCAD parcel account number 0013-00-000-4400-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 455 feet to a point for corner, said point being the westernmost northwest corner of said parcel number 0013-00-000-4400-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 370.38 feet to a point, said point being in the northern boundary of said parcel number 0013-00-000-4400-907, said point also being the westernmost northwest corner of a 4.024 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R211001 and FBCAD parcel account number 0013-00-000-4453-907;

THENCE, in an easterly, then northerly, then easterly, then northerly, then easterly direction along the northern and western boundary boundary of said parcel number 0013-

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00-000-4453-907, for a distance of approximately 968.64 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4453-907, said point also being the southeast corner of a 1.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136432 and FBCAD parcel account number 0013-00-000-4499-907, said parcel number 0013-00-000-4499-907 containing a water tower owned by the Quail Valley Utility District;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 216.00 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4499-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 210.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4499-907, said point also being the northeast corner of a 1.966 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R213745 and FBCAD parcel account number 0013-00-000-4454-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4454-907, for a distance of approximately 418.86 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4454-907, said point also being the northeast corner of a 1.841 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31343 and FBCAD parcel account number 0013-00-000-4451-907;

THENCE, continuing in a westerly direction along the northern boundary of said parcel number 0013-00-000-4451-907, for a distance of approximately 400.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4451-907, said point also being the southwest corner of a 0.716 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36799 and FBCAD parcel account number 0064-00-000-2995-907, said point also being in the eastern right-of-way boundary of F.M. 1092 (Murphy Road);

THENCE, in a northerly direction along said eastern right-of-way boundary of F.M. 1092, for a distance of approximately 5,225 feet to the **POINT OF BEGINNING**, and containing a total of approximately 595.54 acres.

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Beginning at a point which is the southwest corner of a 3.73 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907, said point being the northwest corner of a 1.8759 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76588 and FBCAD parcel account number 4180-00-000-0010-907, at the intersection of the easterly extension of the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD parcel account number 1800-00-000-0035-907, with the easterly right-of-way line Texas Parkway having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030-907, said point being also an exterior corner of the existing boundary of TIRZ No. 1;

THENCE, in a northerly direction along east right-of-way boundary of Texas Parkway, for a distance of approximately 4172 feet to a point for corner, said point being the northwest corner a 0.650 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44973 and FBCAD parcel account number 0264-00-000-0195907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0264-00000-0195-907, for a distance of approximately 302 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0195-907, also being the northwest corner of a 4.499 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R68318 and FBCAD parcel account number 3725-00-000-0010907;

THENCE, in a southerly direction along the western boundary of said parcel number 3725-00000-0010-907, for a distance of approximately 348 feet a point, said point being the southwest corner of said parcel number 3725-00-000-0010-907, also being in the northern boundary of a 2.461 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44974 and FBCAD parcel account number 0264-00-000-0196907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00000-0196-907, for a distance of approximately 466 feet to a point corner, said point being the east corner of a 0.6339 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R255688 and FBCAD parcel account number 0264-00-000-0100-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 0264-00-000-0100-907, for a distance of approximately 568 feet to a point, said point being the northeast corner of a 1.4679 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73082 and FBCAD parcel account number 3853-00-000-0010-907;

THENCE, in a southeasterly direction along the eastern boundary of said parcel number 385300-000-0010-907, for a distance of approximately 96 feet to a point, said point being in the eastern boundary of said parcel number 3853-00-000-0010-907, also being the northwest corner Lot 5 of Block 1 of Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71271 and FBCAD parcel account number 3850-01-001-0500-907;

THENCE, in a southerly direction along the western boundary line of Hunters Glen Section 1, for a distance of approximately 708 feet to a point, said point being the southwest corner Lot 4 of Block 5 of

Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71372 and FBCAD parcel account number 3850-01-005-0400-907, and being an interior corner in the eastern boundary of a 1.550 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R212421 and FBCAD parcel account number 0264-00-000-0125-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 0264-00-000-0125-907, for a distance of approximately 126 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0125-907, also being an angle point in the southern boundary of Lot 5 of Block 5 Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71373 and FBCAD parcel account number 3850-01-005-0500-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0125-907, for a distance of approximately 98 feet to a point, said point being the northeast corner a 1.914 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44967 and FBCAD parcel account number 0264-00-0000120-907;

THENCE, in a southerly direction along the western boundary of said Hunters Glen Section 1 Subdivision, crossing Lexington Boulevard and continuing in a southerly direction along western boundary of Block 1, Hunters Point Estates Subdivision, for a distance of 1,348 feet to a point, said point being the southeast corner of Reserve "C" of Block 1 of Grand Park Center, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66789 and FBCAD parcel account number 3522-00-000-0030-907, being in the northern right-of-way boundary of Grand Park Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44962 and FBCAD parcel account number 0264-00-000-0050-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Grand Park Drive, for a distance of approximately 1,029 feet to a point, said point being the southwest corner of a 1.528 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R281899 and FBCAD parcel account number 0264-00-000-0145907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 265 feet to a point for corner, said point being the most northerly corner of said parcel number 0264-00-000-0145-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 364 feet to the northeast corner of said parcel number 0264-00-000-0145-907, being in the northwesterly right-of-way boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907;

THENCE, in a southwesterly direction along the northwesterly right-of-way boundary of said Independence Boulevard, for a distance of approximately 1,405 feet to a point, said point being in the southern boundary of a 3.9787 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R317738 and FBCAD parcel account number 3859-01-000-0065-907, also being in said northerly right-of-way boundary of Independence Boulevard;

THENCE, in a southerly direction, crossing said Independence Boulevard, and continue for a total distance of approximately 220 feet to a point for corner, said point being the westernmost southwest corner of a 1.638 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R72053 and FBCAD parcel account number 3850-03-000-0010-907, also

being in the northern boundary of a 8.945 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44961 and FBCAD parcel account number 0264-00-000-0040-907;

THENCE, in a westerly direction along the northern right-of-way boundary of said parcel number 0264-00-000-0040-907, for a distance of approximately 58 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0040-907, also being the southwest corner of a 0.1 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132579 and FBCAD parcel account number 4180-00-000-0022-907;

THENCE, in a southerly direction along the western boundary of said parcel number 0264-00000-0040-907, for a distance of approximately 1,660 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0040-907, also being the southeast corner of a 2.473 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76589 and FBCAD parcel account number 4180-00-0000020-907, being in the northern boundary of a 1.738 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R189487 and FBCAD parcel account number 5862-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 5862-01000-0020-907, for a distance of approximately 516 feet to a point for corner, said point being in the eastern right-of-way boundary of Texas Parkway, said point also being the southwest corner of a 2.5266 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R126162 and FBCAD parcel account number 4180-00-000-0045907;

THENCE, in a southerly direction along eastern right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique account number 1111-09-070013-00-0, for a distance of approximately 1,541 feet to a point, said point being the northwest corner of a 0.517 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R89171 and FBCAD parcel account number 5295-00-0000010-907, said point also being the southwest corner of Lot 43, Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95240 and FBCAD parcel account number 5862-01-003-0430907;

THENCE, in an easterly direction along the northern right-of-way boundary said parcel number 5295-00-000-0010-907, for a distance of approximately 150 feet to a point for corner, said point being the northeast corner said parcel number 5295-00-000-0010-907, said point also being the northwest corner of Lot 46 Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95243 and FBCAD parcel account number 5862-01-003-0460-907

THENCE, in a southerly direction along the eastern boundary of said parcel number 5295-00000-0010-907 and it's southerly extension, crossing Greendale drive, and continuing, in all for a distance of approximately 627 feet to a point, said point being the southeast corner of a 0.4212 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95354 and FBCAD parcel account number 5862-02-000-0010-907, said point also being the northeast corner of Lot 11, Block 5 of the Quail Green Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95478 and FBCAD parcel account number 5862-02-005-0110-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5862-02000-0010-907, for a distance of approximately 154 feet to a point, said point being the southwest corner of said

parcel number 5862-02-000-0010-907, said point also being northeast corner of said Lot 11, Block 5 of the Quail Green Section 2 subdivision, being said parcel number 586202-005-0110-907 in the easterly right-of-way boundary of Texas Parkway, being parcel number 1111-09-07-0013-00-8;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, being said parcel number 1111-09-07-0013-00-8, and its southerly projection, for a distance of approximately 295 feet to a point, said point being the northwest corner of a 1.262 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R151741 and FBCAD parcel account number 0013-00-000-2101-907;

THENCE, in an southeasterly direction along the northwestern boundary of said parcel number 0013-00-000-2101-907, for a distance of approximately 283 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-2101-907, said point also being the northwest corner of Lot 3, Block 1 of the Quail Green South Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R278881 and FBCAD parcel account number 5864-02-001-0030-907;

THENCE, in a southeasterly direction along the western boundary of the Quail Green South Section 2 subdivision, for a distance of approximately 1,010 feet to a point for corner, said point being the southeast corner of a 2.1488 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31252 and FBCAD parcel account number 0013-00-000-2100-907, also being in the north boundary of Lot 20, Block 3 of the Quail Green South Section 3 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246134 and FBCAD parcel account number 5864-01-003-0200-907;

THENCE, in a southwesterly direction along the southern boundary of said parcel number 001300-000-2100-907, for a distance of approximately 219 feet to a point, said point being the southern corner of said parcel number 0013-00-000-2100-907, also being in the northeasterly right-of-way boundary of Texas Parkway, same being parcel number 1111-09-07-0013-00-0;

THENCE, in a southeasterly direction along the northeastern right-of-way boundary Texas Parkway, being said parcel number 1111-09-07-0013-00-0, for a distance of approximately 943 feet to a point, said point being the southwest corner of a 0.14 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245497 and FBCAD parcel account number 5864-01-000-0030-907;

THENCE, in a northerly direction along the northwestern boundary of said parcel number 586401-000-0030-907, at approximately 26 feet pass the southwest corner of a 1.457 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245303 and FBCAD parcel account number 5864-01-000-0100-907, and continue, in all for a distance of approximately 272 feet to a point for corner, said point being the northwest corner of said parcel number 5864-01-000-0100-907, said point also being the northeast corner of Lot 5, Block 3 of the Quail Green South Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246119 and FBCAD parcel account number 5864-01-003-0050-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5864-01000-0100-907 crossing Turtle Creek Drive, and continue, in all for a distance of approximately 599 feet to a point for corner, said point being the northeast corner of a 1.785 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245304 and FBCAD parcel account number 5864-01-000-0200-907, said point also being the southeast corner of a 1.0661 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification

number R245382 and FBCAD parcel account number 5864-01-000-0090-907, in the existing easterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southerly direction along the existing easterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 895 feet to a point for corner, said point being the southeast corner of a 0.675 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102488 and FBCAD parcel account number 5922-01-000-0041-907, said point also being the northeast corner of a 9.83 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136433 and FBCAD parcel account number 5922-00-000-0010-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0041-907, for a distance of approximately 296 feet to a point for corner, said point being the southwest corner of said parcel number 5922-01-000-0041-907, said point also being the northeast corner of the right-of-way boundary of Turtle Creek Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167277 and FBCAD parcel account number 5922-00-000-0016-907;

THENCE, in a southwesterly direction along the southeastern right-of-way boundary of said Turtle Creek Drive, said parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the east right-of-way boundary of Hilton Head Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167248 and FBCAD parcel account number 5922-00-000-0001-907;

THENCE, in a northwesterly direction along the northeastern right-of-way boundary of said Hilton Head Drive, said parcel account number 5922-00-000-0001-907, for a distance of approximately 60 feet to a point for corner, said point being the intersection of the east right-of-way boundary of Hilton Head Drive with the northwest right-of-way boundary of said Turtle Creek Drive, said parcel number 5922-00-000-0016-907;

THENCE, in a northeasterly direction along the northwestern right-of-way boundary of said Turtle Creek Drive, being parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the southeast corner of a 1.718 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102491 and FBCAD parcel account number 5922-01-000-0050-907;

THENCE, in a northerly direction along the west right-of-way boundary of Turtle Creek Drive, being said parcel number 1111-09-07-0013-00-0, being also the east boundary line of said parcel number 5922-01-000-0050-907, for a distance of approximately 258 feet to a point, said point also being the northeast corner of said parcel number 5922-01-000-0050-907, said point also being the southeast corner of a 0.517 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102493 and FBCAD parcel account number 5922-01-000-0052-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0052-907, for a distance of approximately 275 feet to a point, said point being the southwesterly corner of said parcel number 5922-01-000-0052-907, said point also being the eastern boundary of a 0.758 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R375120 and FBCAD parcel account number 0013-00-000-2121-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00000-2121-907, for a distance of approximately 310 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-2121-907, said point also being the southwest corner of said parcel

number 5922-01-000-0050-907, said point also being in the north boundary line of a 9.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136434 and FBCAD parcel account number 5922-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,170 feet to a point, said point being the southwest corner of a 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907, said point also being the southeast corner of a 15.792 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,725 feet to a point, said point being the southwest corner of said parcel number 5726-01-000-0020-907, said point also being the southeast corner of a 1.197 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136429 and FBCAD parcel account number 0013-00-000-0020-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 572601-000-0020-907, for a distance of approximately 1464 feet to a point, said point being the northwest corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of a 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 001300-000-2000-907, for a distance of approximately 357 feet to a point, said point being the northwest corner of said parcel number 0013-00-000-2000-907, said point also being in the southerly boundary line of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 001300-000-2000-907, same being the southerly boundary line of said Cartwright Road, for a distance of approximately 44 feet to a point, said point being the northeast corner of said parcel number 0013-00-000-2000-907, said point also being the northwest corner of a 2.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31251 and FBCAD parcel account number 0013-00-000-2080-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 001300-000-2000-907, same being the westerly boundary of said parcel number 0013-00-000-2080 907, for a distance of approximately 356 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-2000-907, said point also being in the northerly boundary line of said 15.792 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 572601-000-0020-907, same being the southerly boundary of said parcel number 0013-00-000-2080907, for a distance of approximately 161 feet to a point, said point being the northeast corner of said parcel number 5726-01-000-0020-907, said point also being the northwest corner of said 0.05 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308813 and FBCAD parcel account number 5726-01-000-0040-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 572601-000-0020-907, same being the westerly boundary line of Park Gate Section One subdivision, for a distance of approximately 1234 feet to a point, said point being an interior corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of said 13.7765 acre parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5726-01000-0020-907, for a distance of approximately 1,495 feet to a point, said point being the easternmost northeasterly corner of said parcel number 5726-01-000-0020-907, also being in the western boundary of said 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00000-2120-907, for a distance of approximately 737 feet to a point, said point being the southernmost corner of a 1.455 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110896 and FBCAD parcel account number 7130-00-000-0040-907, said point also being in the western boundary of a 2 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R382126 and FBCAD parcel account number 0013-00-000-2122-907;

THENCE, in a northwesterly direction along southwestern boundary of said parcel number 7130-00-000-0040-907, for a distance of approximately 718 feet to a point, said point being an interior corner on the southern boundary of a 10.3363 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110898 and FBCAD parcel account number 7130-00-000-0060-907, said point also being the northeast corner of Lot 73, Block 1 of the Park Gate Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308858 and FBCAD parcel account number 5726-01-001-0730-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 7130-00000-0060-907 and it's westerly projection, for a distance of approximately 806 feet to a point for corner, said point being the southwest corner of a 1.1209 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R188672 and FBCAD parcel account number 7130-00-000-0063-907, said point also being in the eastern right-of-way boundary of Summer Lane, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308802 and FBCAD parcel account number 5726-01-0000001-907;

THENCE, in a northerly direction along the eastern right-of-way boundary of Summer Lane, being said parcel number 5726-01-000-0001-907, for a distance of approximately 377 feet to a point, said point being the northernmost northwesterly corner of said parcel number 7130-00000-0063-907, said point also being the intersection of the eastern right-of-way boundary of said Summer Lane with the southern right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 419 feet to a point, said point being the northwest corner of said 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907, said point also being the northeast corner of a 0.123 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120135 and FBCAD parcel account number 9560-00-000-0030907;

THENCE, in a southerly direction along the western boundary of said parcel number 0013-00000-2000-907, and the easterly boundary of said parcel number 9560-00-000-0030-907, for a distance of approximately 25 feet to a point, said point being the southeast corner of said parcel number 9560-00-000-0030-907, said point also being the northeast corner of Lot 81, Block 4 in The Woods subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120611 and FBCAD parcel account number 9560-00-0040810-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 9560-00000-0030-907, for a distance of approximately 540 feet to the intersection of the eastern right-of-way boundary of Hawks Road, being said parcel number 9560-00-000-0008-907, with the south right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 2,442 feet to a point, said point being the intersection of the southern right-of-way boundary of said Cartwright Road with the eastern right-of-way boundary of Quail Valley East Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166333 and FBCAD parcel account number 5910-01-000-0001-907;

THENCE, in a southerly direction along the eastern right-of-way boundary of Quail Valley East Drive parcel number 5910-01-000-0001-907, for a distance of approximately 1,805 feet to a point for corner, said point being the southwest corner of a 1.712 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99383 and FBCAD parcel account number 5910-01-000-2600-907, said point also being in the northern boundary of the American Canal easement and 2.784 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168322 and FBCAD parcel account number 5910-02-000-0010-907;

THENCE, in a westerly direction along the said northern boundary of the American Canal easement, being said parcel number 5910-02-000-0010-907, crossing Quail Valley East Drive for a distance of approximately 60 feet to a point for corner, said point being the southeast corner of a 0.615 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99382 and FBCAD parcel account number 5910-01-000-2400907;

THENCE, in a northerly direction along the western right-of-way boundary of Quail Valley East Drive, being said parcel number 5910-01-000-0001-907, for a distance of approximately 1,806 feet to a point, said point being the intersection of the western right-of-way boundary of Quail Valley East Drive with the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, said point being the northeast corner of Lot 1, Block 5 of the Quail Valley East Section 1 Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99502 and FBCAD parcel account number 5910-01-005-0100-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 226 feet to a point, said point being the northeast corner of a 0.0206 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136421 and FBCAD parcel account number 5904-00-000-0199-907, said point also being the northwest corner of the American Canal easement parcel number 1111-09-07-0013-00-0;

THENCE, in a southerly direction along said western right-of-way boundary of the American Canal easement parcel number 1111-09-07-0013-00-0, for a distance of approximately 1,753 feet to a point for corner, said point being the southeast corner of a 4.294 acre parcel, said parcel having Fort Bend Central

Appraisal District (FBCAD) unique parcel identification number R98412 and FBCAD parcel account number 5904-00-000-2003-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5904-00000-2003-907, for a distance of approximately 435 feet to a point for corner, said point being the southwest corner of said parcel number 5904-00-000-2003-907, also being the northwest corner of a 0.7649 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98413 and FBCAD parcel account number 5904-00-000-2006907, also being in the eastern right-of-way boundary of Cypress Point Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167563 and FBCAD parcel account number 5904-00-000-0011-907;

THENCE, in a northerly direction along said east right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 406 feet to a point, said point being the northwest corner of said parcel number 5904-00-000-2003-907;

THENCE, in a northwesterly direction crossing Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 84 feet to a point, said point being the southeast corner of Lot 18 of the Quail Valley Patio Homes Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98381 and FBCAD parcel account number 5903-02-000-1800-907, said point also being in the western right-of-way boundary of said Cypress Point Drive, parcel number 5904-00-000-0011907;

THENCE, in a northerly direction along said western right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 185 feet to a point, said point being the intersection of the western right-of-way boundary of said Cypress Point Drive with the southern right-of-way boundary of Kingsbrook Lane, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169307 and FBCAD parcel account number 5903-02-000-0001-907;

THENCE, in a northwesterly direction along said southern right-of-way boundary of Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, for a distance of approximately 1,670 feet to a point, said point being the intersection of the western right-of-way boundary of said Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, with the southern right-ofway boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 3,540 feet to a point, said point being the northeast corner of a 0.027 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R144047 and FBCAD parcel account number 5902-00-000-1011-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road with the western right-of-way boundary of Bermuda Dunes Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167360 and FBCAD parcel account number 5902-00-000-0018907;

THENCE, in a southerly direction along said western right-of-way boundary of Bermuda Dunes Drive, same being parcel number 5902-00-000-0018-907, for a distance of approximately 228 feet to a point for corner, said point being the most easterly southeast corner of a 0.923 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97772 and FBCAD parcel account number 5902-00-000-1010-907, said point also being the intersection of the western right-of-way boundary of Bermuda Dunes Drive with northern right-of-way boundary of Palm Desert Lane,

said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167358 and FBCAD parcel account number 5902-00-000-0017-907;

THENCE, in a northwesterly direction along said northern right-of-way boundary of Palm Desert Lane, same being parcel number 5902-00-000-0017-907, for a distance of approximately 531 feet to a point, said point being the northwest corner of a 0.587 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97771 and FBCAD parcel account number 5902-00-000-1000-907, said point also being the intersection of the southern right-of-way of Cartwright Road parcel number 0013-00-000-3333907 with eastern right-of-way of said Palm Desert Lane, being parcel number 5902-00-0000017-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 1,597 feet to a point for corner, said point being the most westerly northwest corner of an 8.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97753 and FBCAD parcel account number 5902-00-000-0100-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, with the eastern right-of-way boundary of Murphy Road, being parcel number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along said eastern right-of-way boundary of Murphy Road, being said parcel number 0013-00-000-3333-907, crossing Cartwright Road, for a distance of approximately 445 feet to a point for corner, said point being the northwest corner of a 1.9515 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31334 and FBCAD parcel account number 0013-00-000-4001-907, said point also being the southwest corner of a 3.443 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31338 and FBCAD parcel account number 0013-00-000-4120-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-4001-907, for a distance of approximately 418 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4001-907, said point also being in the western boundary of a 6.94 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167596 and FBCAD parcel account number 5960-02-000-0000-907;

THENCE, in a southerly direction along said western boundary of said parcel number 5960-02000-0000-907, for a distance of approximately 311 feet to a point, said point being the southwest corner of said parcel number 5960-02-000-0000-907, said point also being the southeast corner of a 0.627 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31335 and FBCAD parcel account number 0013-00-000-4010907, in the northern right-of-way boundary of Cartwright Road, being said parcel number 001300-000-3333-907;

THENCE, in an easterly direction along said northern right-of-way boundary of Cartwright Road, being said parcel number 013-00-000-3333-907, for a distance of approximately 1,358 feet to a point, said point being the southeast corner of a 5.995 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167595 and FBCAD parcel account number 5960-00-000-0000-907, said point also being the southwest corner of a 0.042 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R231814 and FBCAD parcel account number 5550-00-0000001-907;

THENCE, in a northerly direction along said eastern right-of-way boundary of said parcel number 5960-00-000-0000-907, for a distance of approximately 268 feet to a point for corner, said point being the northwest corner of a 0.6980 acre parcel, said parcel having Fort Bend Central Appraisal District

(FBCAD) unique parcel identification number R89682 and FBCAD parcel account number 5550-00-000-0020-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5550-00000-0020-907, and it's easterly projection, crossing Bermuda Dunes Drive, an continuing, in all for a distance of approximately 436 feet to a point for corner, said point being the northeast corner of a 0.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R318636 and FBCAD parcel account number 1537-01-0000010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 1537-01000-0010-907, and it's southerly projection, for a distance of approximately 244 feet to a point, said point being the southeast corner of a 0.886 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R103289 and FBCAD parcel account number 6025-00-000-0010-907, said point also being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 4,910 feet to the southwest corner of a 0.280 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82589 and FBCAD parcel account number 4960-02-000-0020-907, said point being also the southeast corner of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said point also being in the north right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00000-9006-907, for a distance of approximately 296 feet to a point for corner, said point being the northwest corner of a 0.078 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376870 and FBCAD parcel account number 4960-02-000-0022-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 4960-02000-0022-907, crossing Quail Valley East Drive and continuing, in all for a distance of approximately 808 feet to a point, said point being the northeast corner of a 3.659 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82587 and FBCAD parcel account number 4960-02-000-0010-907, said point also being the northwest corner of Lot 4, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82605 and FBCAD parcel account number 4960-02-011-0040-907;

THENCE, in a southerly direction along said eastern boundary of said parcel number 4960-02000-0010-907, for a distance of approximately 310 feet to a point, said point being the southeast corner of said parcel number 4960-02-000-0010-907, said point also being the southwest corner of Lot 1, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82602 and FBCAD parcel account number 4960-02-011-0010-907, being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907 ;

THENCE, in an easterly direction along the north right-of-way boundary of Cartwright Road, same being parcel number 0013-00-000-3333-907, for a distance of approximately 1,777 feet to a point, said point being the intersection of said northern right-of-way boundary of Cartwright Road, being parcel number 0013-00-000-3333-907, with the western right-of-way boundary of Hawkes Road, having Fort Bend

Central Appraisal District (FBCAD) unique parcel identification number R165985 and FBCAD parcel account number 0013-00-000-9004-907;

THENCE, in a northerly direction along the western right-of-way boundary of Hawkes Road, same being parcel number 0013-00-000-9004-907, for a distance of approximately 989 feet to a point, said point being the intersection of the western right-of-way boundary of Hawkes Road and the southern right-of-way boundary of Evans Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165987 and FBCAD parcel account number 0013-00-000-9002-907;

THENCE, in an easterly direction along the southern right-of-way boundary of Evans Road, same being parcel number 0013-00-000-9002-907, for a distance of approximately 574 feet to a point, said point being the northeast corner of a 10.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R206012 and FBCAD parcel account number 0013-00-000-3101-907, also being in the western right-of-way boundary of Columbia Blue Drive;

THENCE, in a northeasterly direction across Columbia Blue Drive, for a distance of approximately 84 feet to a point, said point being the southwest corner of a 2.482 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31259 and FBCAD parcel account number 0013-00-000-2421-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in a northerly direction along the eastern right-of way boundary of Columbia Blue Drive, for a distance of approximately 589 feet to a point for corner, said point being the northwest corner of a 7.4391 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31256 and FBCAD parcel account number 0013-00-000-2400-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-2400-907, for a distance of approximately 1,564 feet to a point, said point being the original southeast corner of Lot 5, Block 4 of Fieldcrest subdivision, said point also being in the western right-of-way boundary of Texas Parkway, before widening, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel account number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along the western boundary of said Texas Parkway parcel number 1111-09-07-0013-00-0, for a distance of approximately 910 feet to a point, said point being the southeast corner of Lot 6, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64486 and FBCAD parcel account number 3050-00-001-0600-907, said point also being the intersection of the western right-of-way boundary of Texas Parkway with the northern right-of-way boundary of Flicker Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166187 and FBCAD parcel account number 3050-00-000-0001-907;

THENCE, in a westerly direction along the northern right-of-way boundary of Flicker Drive, being said parcel number 3050-00-000-0001-907, for a distance of approximately 74 feet to a point for corner, said point being the southwest corner of said Lot 6, Block 1 of the Fieldcrest subdivision, being said parcel number 3050-00-001-0600-907, said point also being the southeast corner of Lot 7, Block 1 of the Fieldcrest Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64487 and FBCAD parcel account number 3050-00-001-0700-907 ;

THENCE, in a northerly direction along the western boundary of said Lot 6, Block 1 of the Fieldcrest subdivision, for a distance of approximately 142 feet to a point, said point being the northwest corner of

said Lot 6, Block 1 of the Fieldcrest subdivision, said point also being in the southern boundary of Lot 5, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64485 and FBCAD parcel account number 3050-00-001-0500-907;

THENCE, in a westerly direction along the rear lot line of said Block 1 of the Fieldcrest subdivision, for a distance of approximately 148 feet to a point for corner, said point being the southwest corner of Lot 3, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64483 and FBCAD parcel account number 3050-00-001-0300-907;

THENCE, in a northerly direction along the western boundary of said Lot 3, Block 1 of the Fieldcrest subdivision crossing Court Road, for a distance of approximately 205 feet to a point for corner, said point being in the northern boundary of a 0.1093 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53649 and FBCAD parcel account number 1800-00-000-0030-907, also being in the southern boundary of said 2.033 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53645 and FBCAD parcel account number 1800-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 1800-00000-0030-907, for a distance of approximately 322 feet to a point, said point being the northwest corner of said parcel number 1800-00-000-0030-907, said point being also in the east boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020907;

THENCE, in a southerly direction along the easterly boundary of said parcel number 0264-00000-0020-907, for a distance of approximately 10 feet to a point, said point being the southeast corner of said parcel number 0264-00-000-0020-907, said point being also in the north right-of-way boundary of Court Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44958 and FBCAD parcel account number 0264-00-0000010-907;

THENCE, in a westerly direction along the north right-of-way boundary of said Court Road, said parcel number 0264-00-000-0010-907, for a distance of approximately 1000 feet to a point, said point being the most southerly southwest corner of a 6.69 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R96095 and FBCAD parcel account number 5863-02-000-0010-907, said point being in the east right-of-way boundary of Columbia Blue Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167219 and FBCAD parcel account number 5863-02-000-0005-907;

THENCE, in a northerly direction along the east right-of-way boundary of said Columbia Blue Drive, being the west boundary of said parcel number 5863-02-000-0010-907, for a distance of approximately 368 feet to a point, said point being the northwest corner of said parcel number 5863-02-000-0010-907;

THENCE, in an easterly direction along the north boundary of said parcel number 5863-02-0000010-907, for a distance of approximately 896 feet to a point, said point being the northeast corner of said parcel number 5863-02-000-0010-907, in the west boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020-907;

THENCE, in a northerly direction along the west boundary of said parcel number 0264-00-0000020-907, for a distance of approximately 1336 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0020-907, in the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD

parcel account number 1800-00-000-0035-907, said point being also in the existing south boundary of TIRZ No. 1;

THENCE, in an easterly direction along the south right-of-way boundary of said Independence Boulevard parcel number 1800-00-000-0035-907 and the existing south boundary of TIRZ No. 1, for a distance of approximately 704 feet to the **POINT OF BEGINNING**, and containing a total of approximately 360.04 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 2
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the southeast corner of a 0.5580 acre Lot 3 of Fuqua Ridge Subdivision, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66057 and FBCAD parcel account number 3425-00-000-0030-907, said point being in the western right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-0000030-907, at it's intersection with the northern boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136345 and FBCAD parcel account number 3425-00-000-0000-907, being in the existing boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a westerly direction along said northern right-of-way boundary of Independence Boulevard, and the existing north boundary line of the City of Missouri City TIRZ No. 1, for a distance of approximately 583 feet to a point for corner, said point being the southwest corner of a 4.245 acre Lot 1 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66055 and FBCAD parcel account number 3425-00-000-0010-907;

THENCE, in a northerly direction along said western boundary of said parcel number 3425-00000-0010-907, for a distance of approximately 608 feet to a point for corner, said point being the northwest corner of a 3.369 acre Lot 2 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66056 and FBCAD parcel account number 3425-00-000-0020-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 3425-00000-0020-907, for a distance of approximately 245 feet to a point, said point being the southwest corner of 2.1592 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R133007 and FBCAD parcel account number 0264-00-0000598-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 276 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0598-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 337 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0598-907, also being in the western right-of-way boundary of said Texas Parkway, and being the existing westerly boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing westerly boundary line of the City of Missouri City TIRZ No., for a distance of approximately 75 feet to the **POINT OF BEGINNING**, and containing a total of approximately 10.331 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 3
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the northeast corner of a 17.873 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-0000210-907, said point also being the southeast corner of a 0.303 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44982 and FBCAD parcel account number 0264-00-000-0710-910, said point being in the west right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030907, and said point also being in the existing west boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing west boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1,962 feet to a point for corner, said point being the southeast corner of a 19.795 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44978 and FBCAD parcel account number 0264-00-000-0300-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 1,442 feet to a point, said point being the southwest corner of said parcel number 0264-00-000-0300-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 672 feet to a point, said point being the southeast corner of a 7.478 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44979 and FBCAD parcel account number 0264-00-0000500-907;

THENCE, in a northwesterly direction along the southwestern boundary of said parcel number 0264-00-000-0500-907, for a distance of approximately 191 feet to a point, said point being on the northeasterly boundary of a 10.774 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R117389 and FBCAD parcel account number 0264-00-000-0501-907, being the northwest corner of the right-of-way boundary of Freshmeadow Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166886 and FBCAD parcel account number 5863-01-000-0004-907;

THENCE, in a southerly direction along the western right-of-way boundary of Freshmeadow Drive, for a distance of approximately 185 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0501-907, also being the northeast corner of a 0.809 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95577 and FBCAD parcel account number 5863-01-000-0020907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0501-907, for a distance of approximately 136 feet to a point, said point being the interior angle point said parcel number 0264-00-000-0501-907, also being the northwest corner of a said parcel number 5863-01-000-0020-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 026400-000-0501-907, for a distance of approximately 857 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0501-907, also being the westerly corner of Lot 14 of Block 3

Quail Green West Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95633 and FBCAD parcel account number 5863-01-003-0140-907;

THENCE, in a northwesterly direction along said southwestern boundary of said parcel number 0264-00-000-0501-907, for a distance of approximately 813 feet to a point for corner, said point being the west corner of a 4.9186 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41379 and FBCAD parcel account number 0118-00-000-0102-907, also being in the southern right-of-way boundary of Scanlin Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R293538 and FBCAD parcel account number 0118-00-000-0120-907;

THENCE, in a northeasterly direction along the southeastern right-of-way boundaries of Scanlin Road, parcel identification numbers R293538, R300115, R346238, R346360, and R293736, for a distance of approximately 2,431 feet to a point for corner, said point being the northwest corner of a 17.873 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210907; also being the southwest corner of a 8.6543 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44980 and FBCAD parcel account number 0264-00-000-0700-910;

THENCE, in an easterly direction, along the city limit line of the City of Missouri City, and along the northern boundary of said parcel number 0264-00-000-0210-907, for a distance of approximately 1,041 feet to the **POINT OF BEGINNING**, and containing a total of approximately 83.81 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 4
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the northwest corner of a 1.0711 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73440 and FBCAD parcel account number 3860-01-0000010-907, said point being in the south right-of-way boundary of Buffalo Run, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160679 and FBCAD parcel account number 0626-00-000-9003-907, said point also being in the east right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169175 and FBCAD parcel account number 0626-00-000-0007-907, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said northern boundary of said parcel number 386001-000-0010-907, for a distance of approximately 189 feet to a point, said point being the northeast corner of said parcel number 3860-01-000-0010-907, also being the northwest corner of a 0.1642 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73444 and FBCAD parcel account number 3860-01-001-0010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 3860-01000-0010-907, for a distance of approximately 289 feet to a point, said point being the southeast corner of said parcel number 3860-01-000-0010-907, also being the southwest corner of a 0.1762 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73448 and FBCAD parcel account number 3860-01-001-0050-907, said point being in the northern right-of-way boundary of Mimosa Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167528 and FBCAD parcel account number 3860-01-000-0008-907;

THENCE, in a westerly direction along the northern boundary of Mimosa Road, for a distance of approximately 135 feet to a point, said point being the southwest corner of said parcel number 3860-01-000-0010-907, also being the southeast corner of a 0.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130229 and FBCAD parcel account number 3860-01-000-0011-907;

THENCE, in a northwesterly direction along said western boundary of said parcel number 386001-000-0011-907, for a distance of approximately 226 feet to a point, said point being an angle point on the boundary of said parcel number 3860-01-000-0011-907 and in the east right-of-way boundary of Texas Parkway, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northerly direction along said east right-of-way boundary of Texas Parkway, being the existing east boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 43 feet to the **POINT OF BEGINNING**, and containing a total of approximately 1.0831 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 5
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the west corner of a 0.0467 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R331380 and FBCAD parcel account number 5050-00-0490001-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the east right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said southeast right-of-way boundary of Fifth Street, for a distance of approximately 532 feet to a point for corner, said point being the north corner of a 8.112 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88609 and FBCAD parcel account number 5050-00-049-0000907, also being a westerly corner of a 5.00 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88610 and FBCAD parcel account number 5050-00-051-0000-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 120 feet to the easterly corner of said parcel number 5050-00-049-0000-907, also being an interior corner of said parcel number 505000-051-0000-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 29 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of said parcel number 505000-051-0000-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 287 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a southerly corner of said parcel number 505000-051-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 97 feet to a northerly corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of a 5.026 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88622 and FBCAD parcel account number 5050-00-062-0002-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 412 feet to a point for corner, said point being in the southeastern right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167101 and FBCAD parcel account number 5050-00-000-0003-907, also being on the northwestern boundary of a 6.25 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88624 and FBCAD parcel account number 5050-00-064-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-064-0000-907 and the southeast right-of-way boundary of Texas Avenue, for a distance of approximately 90 feet to the north corner said parcel number 5050-00-064-0000-907, also being the west corner of a 5.250 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88626 and FBCAD parcel account number 5050-00-065-0010-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-064-0000-907, for a distance of approximately 530 feet to a point for corner, said point being in the southeastern right-of-way boundary of Adams Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169117 and FBCAD parcel account number 0118-00-000-0014-907, also being on the northwestern boundary of a 0.8217 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41393 and FBCAD parcel account number 0118-00-000-1400907;

THENCE, in a southwesterly direction along said southwestern right-of-way boundary of Adams Street, for a distance of approximately 139 feet to a point for corner, said point being the north corner of a 0.2145 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41397 and FBCAD parcel account number 0118-00-0001725-907, also being the west corner of a 0.258 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41395 and FBCAD parcel account number 0118-00-000-1600-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0118-00-000-1725-907, for a distance of approximately 126 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1725-907, also being in the northern boundary of a 1.782 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41396 and FBCAD parcel account number 0118-00-000-1700-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0118-00-000-1700-907, for a distance of approximately 92 feet to a point for corner, said point being the north corner of said parcel number 0118-00-000-1700-907, also being in the southwest boundary of a 0.844 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41394 and FBCAD parcel account number 0118-00-000-1500-907;

THENCE, in a southeasterly direction along said northeast boundary of said parcel number 0118-00-000-1700-907 and the southwest boundary of said parcel number 0118-00-000-1500907, for a distance of approximately 184 feet to a point, said point being the east corner of said parcel number 0118-00-000-1700-907, also being the south corner of said parcel number 011800-000-1500-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 011800-000-1700-907, for a distance of approximately 155 feet to a point for corner, said point being the north corner of a 4.605 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41389 and FBCAD parcel account number 0118-00-000-1000-907, said parcel also being the west corner of a 0.2185 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376982 and FBCAD parcel account number 2754-00-001-0050-907;

THENCE, in a southeasterly direction along the northeast boundary of said parcel number 011800-000-1000-907, for a distance of approximately 679 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1000-907, also being the south corner of a 0.1771 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R377027 and FBCAD parcel account number 2754-00-001-0500907, also being in the northwest boundary of 9.079 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41422 and FBCAD parcel account number 0118-00-000-5200-907;

THENCE, in a southwesterly direction along said southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 238 feet to a point, said point being in the northeast boundary of a 0.1470 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel

identification number R41417 and FBCAD parcel account number 0118-00-000-5100-907;

THENCE, in a northwesterly direction along said northeast boundary of said parcel number 0118-00-000-5100-907, for a distance of approximately 55 feet to the north corner of said parcel number 0118-00-000-5100-907, being an interior corner of parcel number 0118-00-000-1000907;

THENCE, in a southwesterly direction along said northwest boundary of said parcel 0118-00000-5100-907, being the southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 66 feet to a point, said point being the south corner of said parcel number 0118-00-000-1000-907 and being in the northeast right of way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130384 and FBCAD parcel account number 0118-00-000-0801-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northwesterly direction along said northeast right-of-way boundary of Texas Parkway, being the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 2215 feet to the POINT OF BEGINNING and containing approximately 26.12 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 6
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the north corner of a 0.0406 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R328030 and FBCAD parcel account number 5050-00-0480101-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the southwest right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southeasterly direction along the southwest right-of-way boundary of said Texas Parkway, being said parcel number 5050-00-000-0002-907, and the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1363 feet to a point for corner, said point being the north corner of a 0.8 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41410 and FBCAD parcel account number 0118-00-000-4200-910, said point also being in the southeast right-of-way boundary of Adam Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168318 and FBCAD parcel account number 2750-00-000-0002907, said point also being in the existing southeasterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southwesterly direction along the southeast right-of-way boundary of said Adam Street, same being parcel number 2750-00-000-0002-907, being also along the existing southeasterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 282 feet to a point for corner;

THENCE, in a northwesterly direction, crossing Adam Street, being said parcel number 275000-000-0002-907, and continuing along the southwest boundary of a 3.053 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88629 and FBCAD parcel account number 5050-00-066-0003-907, for a distance of approximately 542 feet to a point for corner, said point being the west corner of said parcel number 5050-00-066-0003-907, said point also being in the southeasterly right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167099 and FBCAD parcel account number 5050-00-000-0001907,

THENCE, in a northerly direction, crossing said Texas Avenue, being said parcel number 505000-000-0001-907, for a distance of approximately 73 feet to a point for corner, said corner being in the northwesterly right-of-way boundary of said Texas Avenue, being said parcel number 5050-00-000-0001-907, said point also being a southerly corner of a 1.1386 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88615 and FBCAD parcel account number 5050-00-056-0001-907, said point also being an easterly corner of Lot 1, Block 5, Fifth Ave Estates subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64594 and FBCAD parcel account number 3100-00-005-0100-907;

THENCE, in a northwesterly direction along said northeast boundary of said Block 5, Fifth Ave Estates subdivision, for a distance of approximately 777 feet to point for corner, said point being a westerly corner of a 0.033 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R339138 and FBCAD parcel account number 5050-00-048-0901-907, said point being in the southeasterly right-of-way boundary of said Fifth Street, said parcel account number

5050-00-000-0004-907;

THENCE, in a northeasterly direction along the southeasterly right-of-way boundary of said Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 213 feet to the POINT OF BEGINNING and containing approximately 7.48 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 7
CITY OF MISSOURI CITY TIRZ NO. 1**

Beginning at a point which is the most easterly southeast corner of a 0.1993 acre parcel, according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88575 and FBCAD parcel account number 5050-00-004-0500-907, said point being in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, at the intersection with the projected northeast right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing the most northerly corner on the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, for a distance of approximately 400 feet to a point for corner, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167104 and FBCAD parcel account number 5050-00-000-0006-907, also being the east corner of a 0.4637 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88592 and FBCAD parcel account number 5050-00-023-0300-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Douglas Street, for a distance of approximately 520 feet to a point for corner, said point being the east corner of Lot 4, Block 31, in Missouri City subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88600 and FBCAD parcel account number 5050-00-031-0400-907, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167109 and FBCAD parcel account number 5050-00-000-0011-907, and the northwest right-of-way boundary of Third Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167106 and FBCAD parcel account number 5050-00-000-0008-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Third Street, said parcel number 5050-00-000-0008-907, for a distance of approximately 620 feet to a point for corner, said point being an interior corner of a 14.5959 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124159 and FBCAD parcel account number 5050-00-032-0000-907, said point being in the westerly corner of the right-of-way boundary of Third Street, parcel number 5050-00-000-0008-907;

THENCE, in a northwesterly direction, crossing said 14.5959 acre parcel number 5050-00-032-0000-907, for a distance of approximately 495 feet to a point for corner, said point being in the original center of the right-of-way boundary of First Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167107 and FBCAD parcel account number 5050-00-000-0009-907;

THENCE, in a northeasterly direction along the original center of the right-of-way boundary of First Street, being said parcel number 5050-00-000-0009-907, for a distance of approximately 360 feet to a point for corner, said point being the southeasterly corner of a 0.427 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number

R277331 and FBCAD parcel account number 5050-00-041-0001-907, said point being in the southwest right-of-way boundary of Louisiana Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167108 and FBCAD parcel account number 5050-00-000-0010-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Louisiana Street, being said parcel number 5050-00-000-0010-907, for a distance of approximately 80 feet to a point for corner, said point being in the westerly corner of the right-of-way boundary of said Louisiana Street, said point being in the south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907;

THENCE, in a northeasterly direction along said south right-of-way boundary of Hwy 90A, for a distance of approximately 902 feet to a point for corner, said point being in the southwest right-of-way boundary of Orchard Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167113 and FBCAD parcel account number 5050-00-0000015-907 and the aforementioned south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907, being also the north corner of a 0.2295 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R262285 and FBCAD parcel account number 5050-00-002-0000-907;

THENCE, in a southeasterly direction along said southwest right-of-way boundary of Orchard Street, for a distance of approximately 754 feet to the east corner of a 0.4743 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88576 and FBCAD parcel account number 5050-00-004-0900-907, said point being in the southwest right-of-way boundary of Orchard Street, said parcel number 5050-00-000-0016907, and in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 186 feet to the **POINT OF BEGINNING**, and containing a total of approximately 18.92 acres, more or less.



**REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY
MEETING AGENDA**

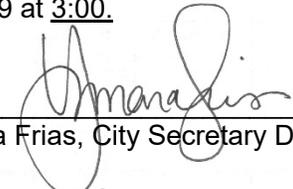
Notice is hereby given of a meeting of the Board of Directors of Reinvestment Zone Number One, City of Missouri City to be held on **July 10, 2019**, at **6:00 p.m.** at: **City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Board of Directors 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. ROLL CALL
2. Consider approval of the minutes of the meeting of June 10, 2019.
3. Public comment.
4. Election of a Vice Chair to serve the TIRZ 1 Board. The position is currently vacant.
5. Presentation of the TIRZ 1 annual budget.
6. Consider supporting the extension of the TIRZ 1 term by ten years to terminate in 2039.
7. Consider authorizing the execution of an agreement with Fort Bend County, Texas for the restoration of the historic Missouri City Middle School Gymnasium.
8. Presentation, review and discussion on information for the Grand Park Center redevelopment project and potential TIRZ #1 incentive.
9. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending Reinvestment Zone Number One, City of Missouri City meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8685.

CERTIFICATION

I certify that a copy of the July 10, 2019, agenda of items to be considered by Reinvestment Zone Number One, City of Missouri City was posted on the City Hall bulletin board on July 5, 2019 at 3:00.



Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items for consideration by the Board of Directors was removed by me from the City Hall bulletin board on the _____ day of _____, 2019.

Signed: _____

Title: _____



**Council Agenda Item
August 5, 2019**

8. **APPOINTMENTS** – *There are no Appointments on this agenda.*
-



CITY COUNCIL AGENDA ITEM COVER MEMO

August 5, 2019

To: Mayor and City Council

Agenda Item: 9(a) Authorize the City Manager to execute a professional contract with Ardurra towards design and construction management services for the Mustang Bayou wastewater treatment plant rehabilitation and expansion.

Submitted by: Shashi K. Kumar, Director of Public Works and City Engineer
Dan McGraw, Utilities Manager

SYNOPSIS

With the recent purchase of a used 1.0 MGD Package Wastewater Treatment Plant (WWTP) from Pearland that was authorized by City Council, design related professional services is required to integrate and expand the WWTP capacity. The selected firm will provide professional services to facilitate expansion/rehabilitation of the Mustang Bayou wastewater treatment plant (WWTP) from its current rated capacity of 0.95 Million Gallon Per Day (MGD) to 1.6 MGD. In addition, this firm will provide services for alternate project delivery, such as the construction manager at risk (C-MAR) to bring this expanded plant on-line by September, 2020, as planned. This is to meet the accelerated growth demands in the service area that has placed a demand on wastewater capacity.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Have quality development through buildout

BACKGROUND

On May 28, 2019, Missouri City posted a Request for Qualifications (RFQ) and received on June 18, 2019 qualifications from seven (7) firms listed below:

- LJA Engineering
- Jones and Carter
- eHT Engineering
- HR Green
- KIT Professionals
- Ardurra
- Schaumberg and Polk

Per the 2013 Consultant Selection Policy, the above seven firms were evaluated by the City's staff selection committee, consisting of four (4) members from the public works department and the Assistant City Manager over Public Works. The staff selection committee members were comprised of two (2) utilities division staff, one (1) project manager from the capital projects division, the public works director and the assistant city manager. Per the consultant selection policy, each evaluator scored each firm independently and the evaluations were tallied after all evaluators completed their scoring. The top three (3) scoring firms were ranked in the order of their scoring as listed below:

1. Ardurra
2. Jones and Carter

3. HR Green

The selection committee conducted an objective evaluation of each of the above seven (7) firms based on the following criteria:

- The qualifications of the engineering firm
- Similar and relevant past and depth project experience, which includes integrating packaged wastewater treatment plant units.
- Ability to assign qualified engineering staff that will be in-charge of the project and will be able to complete the work within the time schedule required.
- Location of project staff with respect to the general geographic area of the project. Strong consideration will be given to firms in the Greater Houston MSA (metropolitan statistical area).
- The consultant has, on past projects, demonstrated innovative concepts.
- Suggested project approach and
- Knowledge of local conditions.

Staff recommended to the PDI committee to authorize City's project management staff to begin negotiations with the top ranking firm Ardurra at the July 9, 2019 PDI committee meeting. Following authorization by the PDI Committee to begin negotiations with the top ranking firm Ardurra, staff worked with the consultant to develop a detailed scope, schedule and cost proposal, which is attached to this cover memo. It should be noted that the selected /recommended firm Ardurra was also the design consultant that facilitated the original construction of the package plant for City of Pearland. Their intimate knowledge and expertise of this package plant should facilitate bringing the expanded plant online to meet the accelerated schedule.

The total estimated construction cost of the project including design is estimated at approximately \$10 Million. A part of this cost includes rehabilitation of existing plant units that have reached useful life. The City currently owns the plant and has an interlocal agreement with MUD No. 47 and 48 to provide wastewater capacity. Accordingly, MUD 47 and MUD 48 will pay their pro-rata share of rehabilitation cost (only). The City is already working with these MUD's in allocating their pro-rata share of rehabilitation costs. Other costs related to this plant expansion is proposed to be recouped via wastewater impact fees that currently exist for the Mustang Bayou Service Area and which is also proposed to be amended to fund this expansion.

BUDGET ANALYSIS

| Funding Source | Account Number | Project Code/Name | FY19 Funds Budgeted | FY19 Funds Available | Amount Requested |
|---------------------------|------------------------|-----------------------------|---------------------|----------------------|------------------|
| Certificate of Obligation | 515-58700-50-999-80027 | 80027 / MBSA WWTP Expansion | \$1,150,000 | \$1,150,000 | \$1,081,263 |

Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager
Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Professional scope of services, fee estimate and schedule
2. Consultant score tabulation
3. PDI Committee Packet

STAFF'S RECOMMENDATION

Staff recommends City Council to authorize the City Manager to execute a professional services contract with Ardurra towards design and construction management services for the Mustang Bayou wastewater treatment plant rehabilitation and expansion, for an amount not to exceed \$1,081,263.

Director Approval: Shashi K. Kumar, P.E.

**Assistant City Manager/
City Manager Approval: Bill Atkinson**



July 31, 2019

**Scope of Services
For
Mustang Bayou WWTP Package Plant Expansion and Rehabilitation**

The Engineer will execute tasks necessary to perform duties and responsibilities related to the proposed Mustang Bayou Wastewater Treatment Plant Expansion and Rehabilitation for the City of Missouri City.

Services will generally include engineering analysis of the existing treatment plant to provide recommendations for improvements and/or replacement of existing equipment and to allow for an expansion of treatment capacity from the current average daily (ADF) of 0.95 MGD to 1.6 MGD in accordance with current design standards, regulatory requirements, and end of service life improvements. The additional treatment capacity shall originate from the relocation of the Reflection Bay Water Reclamation Facility Package Plant currently being purchased from the City of Pearland.

The target startup schedule for the expanded capacity is on or before August 31, 2020. In order to facilitate this fast-track schedule, the Engineer anticipates the following major milestones and associated deliverables. Additional scope details are found in subsequent sections of this written scope and in the attached Level of Effort Fee Estimate in Exhibit A.

In order to meet the project schedule, we anticipate the physical work will be executed by two (2) different construction contracts. The first will consist of an early work package (EWP). The scope will include a majority of the civil site work including filling of the adjacent detention pond. The contract would be procured and executed through a traditional Design-Bid-Build (DBB) method familiar and customary to the City. The second construction contract would include the balance of plant (BOP) work that would complete the project resulting in a fully operational expanded facility. As presently scheduled, and scoped, this contract would be executed utilizing the Construction Management At Risk (CMAR) method. Should the City elect to change construction delivery methods to a traditional DBB at or before the 30% milestone deliverable, the detailed scope and associated level of effort is adequate to perform that work.



SUMMARY OF DELIVERABLES

1. Early Work site grading and detention pond bid package
2. Geotechnical investigation
3. Site Survey
4. TPDES Discharge Permit major amendment submission
5. Disinfection analysis technical memorandum
6. Design Criteria Memorandum
7. CMAR RFP solicitation package to select plant CMAR (pending final construction delivery method confirmed by Missouri City)
8. Final Plant Design – 30%, 60%, 90%, and Issued for Construction Documents (plans and specs)
9. Chapter 210 TCEQ Reuse Notification
10. Record Drawings
11. Miscellaneous meeting documentation/notes and decision logs

SUMMARY OF MEETINGS/WORKSHOPS (some meetings may be combined for efficiency)

1. Project Internal Kick-off Meeting, Agenda and Meeting Minutes (1 meeting)
2. Project Internal Progress / Coordination Meetings, Agenda and Meeting Minutes (up to 6 meetings multi-discipline 2 hours long)
3. City Project Team Coordination and Stake Holder Meetings (Up to 3 meetings; includes CMAR 101 Workshop)
4. TCEQ Day-trip to Austin to discuss Project and Early Construction Start.
5. Participation in Meetings with CMAR; Scope Review, Constructability, Etc. (Up to two meetings; combine with progress meetings)
6. Monthly Progress Meeting and Site Observation Report Development for Invoicing (11 meetings - one or two Ardurra attendees and other disciplines as needed)

The detailed items associated with these engineering services is separated into the following services and tasks:

BASIC SERVICES

1. **TASK 1 - General Project Management and Coordination – Design Phase**
 - 1.1. Conduct a project kick-off meeting to clearly define critical success factors, further discussion of additional design solutions, and establish a clear set of objectives for the project based on client input and consultation with senior technical experts;



- 1.2. Conduct project coordination and progress meetings with staff on a monthly basis to complete project tasks and meet project objectives and provide appropriate and necessary documentation;
- 1.3. Conduct progress meetings with City staff on a monthly basis and to complete project tasks and meet project objectives and provide appropriate and necessary documentation including CMAR 101 Workshop;
- 1.4. Provide internal QA/QC reviews of the Early Work Package (EWP) including any and all evaluations and recommendations, technical memoranda, and reports associated with the EWP.
- 1.5. Provide and conduct technical reviews workshop with the City for the EWP;
- 1.6. Perform internal QA/QC control procedures during the Final Design Phase. Those procedures will include a technical review of the 30 percent, 60 percent and 90 percent design deliverables including any and all evaluations and recommendations, technical memoranda, and reports;
- 1.7. Engineer will coordinate client review meetings in accordance with City procedures. Reviews are anticipated at 30 percent, 60 percent and 90 percent completion of design. Engineer will review, consolidate and prepare written response to City's review committee;
- 1.8. Develop and maintain project document control, progress reports, invoicing and schedule with detailed milestones;

2. TASK 2 - Engineering Design Activities

2.1. Special Studies Data Analysis, Records Research, Regulatory Coordination, etc..

- 2.1.1. Process Data Analysis and Treatment Unit sizing based on historical data and flow projections.
 - 2.1.1.1. Obtain such additional data (survey and geotechnical report) as required through other services and/or sub consultants.
 - 2.1.1.2. Review relevant reports and plant data received from the City necessary to determine design criteria, including but not limited to at least one, but up to 5 years' worth if available
- 2.1.2. Disinfection Analysis Technical Memorandum – Technical Memorandum describing the capital cost, operational cost, operational practices, risks and benefits comparing gaseous chlorine vs liquid bleach vs UV disinfection and their associated dichlorination chemicals (if applicable).
- 2.1.3. Record Drawings Review and identification of project constraints and challenges. Project Site Plan Development Planning and Options Development; Buffer Zone Analysis, FEMA Flood Map research



- 2.1.4. Design Criteria Memorandum / Final Engineering Report for TCEQ Compliance per TCEQ Chapter 217.1 & 217.4 including detailed process flow diagram(s) for the various alternatives and options, and general site layout(s) for the proposed alternatives site layout and equipment arrangement drawings for viable alternatives. General site layouts and equipment arrangement drawings will consist of footprints represented by dimensionally accurate simple shapes such as rectangles, circles, squares, etc... Perspectives may include standard plan views and/or isometric views generated from the 3D model of the existing plant. The number and level of detail of the isometric drawings will be commensurate with the need to communicate the proposed and recommended plant expansion options and phasing plans (if necessary). Detailed piping and equipment drawings will be provided in the final design phase.
- 2.1.5. Hydraulic Study for Treatment Flows, Flow Splits, Recombination of Flow, etc.
- 2.1.6. TCEQ day trip coordination to Austin to discuss Project and Early Construction Start.
- 2.1.7. CenterPoint Energy Coordination - Determination of proposed electrical load as a result of the proposed expansion and improvements necessary to accommodate the increased load including determination of new electrical service and/or additional standby diesel generator. Analysis and condition assessment of existing electrical system including switchgear, electrical feeders, and electrical lines serving equipment and identify upgraded as required.

2.2. Design Document Production

- 2.2.1. The Final Design Phase includes 30 percent, 60 percent, 90 percent and Issued for Construction (IFC) Final design deliverable milestones.
- 2.2.2. 30 Percent Design Deliverable
 - 2.2.2.1. In consultation with the City, Engineer will communicate with permitting, regulatory, and funding agencies as required.
 - 2.2.2.2. Engineer will hold an internal multi-disciplinary design workshops.
 - 2.2.2.3. Engineer will finalize design criteria requirements.
 - 2.2.2.4. Engineer will review the City's front-end documents for construction contracts and procurement and develop a preliminary table of contents for the technical specifications.
 - 2.2.2.5. Engineer will develop and submit 30% design deliverable, including updated Opinion of Probable Construction Cost.
 - 2.2.2.6. Engineer will perform the technical review of the 30% design deliverable (as described in TASK 1 above).



2.2.3. 60 Percent Design Deliverable

- 2.2.3.1. Engineer will review and incorporate City's comments on the 30% design deliverable. Identify elements of the design that will be "frozen" and elements that are still under review by the City.
- 2.2.3.2. Engineer will develop preliminary versions of all technical specifications.
- 2.2.3.3. Engineer will advance the process mechanical design to 80% completion.
- 2.2.3.4. Engineer will hold an internal multi-disciplinary design workshop.
- 2.2.3.5. Engineer will advance other design disciplines to 50-60% completion.
- 2.2.3.6. In consultation with the City, Engineer will communicate with permitting, regulatory, and funding agencies as required.
- 2.2.3.7. Engineer will perform initial reviews of biddability and constructability and work with the prospective CMAR firm.
- 2.2.3.8. Engineer will develop and submit the 60% design deliverable, including updated Opinion of Probable Construction Cost.
- 2.2.3.9. Engineer will perform the technical review of the 60% design deliverable.

2.2.4. 90 Percent Design Deliverable

- 2.2.4.1. Engineer will review and incorporate City's comments on the 60% design deliverable. All elements of the design will be "frozen" following incorporation of the City's 60% design deliverable comments.
- 2.2.4.2. Engineer will advance the process mechanical design to 95% completion, and all other design disciplines to a 90% or higher completion.
- 2.2.4.3. Engineer will perform internal back-checking and cross-checking between design disciplines and between drawings and specifications.
- 2.2.4.4. Engineer will perform final biddability and constructability reviews in consultation with the prospective CMAR firm.
- 2.2.4.5. In consultation with the City, Engineer will communicate with permitting, regulatory, and funding agencies as required.
- 2.2.4.6. Engineer will develop and submit the 90% design deliverable, including updated Opinion of Probable Construction Cost.



- 2.2.4.7. Engineer will perform the technical review of the 90% design deliverable.
- 2.2.5. Final Design Deliverable
 - 2.2.5.1. Engineer will review and incorporate City's comments on the 90% design deliverable.
 - 2.2.5.2. Engineer will hold final coordination meetings and reviews.
 - 2.2.5.3. Engineer will prepare final Project Manual.
 - 2.2.5.4. Engineer will prepare the final Drawings.
 - 2.2.5.5. Engineer will Sign and Seal the Final Design Deliverable.
- 2.2.6. The general scope of work will address the following process units:
 - 2.2.6.1. Necessary sitework, site grading, dimension control, SWPPP, and civil standard details and notes including fill work associated with the adjacent detention pond.
 - 2.2.6.2. Expansion of the newly renovated influent lift station
 - 2.2.6.3. Fully addressing screening all influent wastewater presently coming to the facility and accommodations for future connections. Final solution may include modifications to the existing influent bar screen structure or design and construction of a secondary headworks/screenings structure downstream of the influent lift station.
 - 2.2.6.4. Site yard piping.
 - 2.2.6.5. Biological treatment design (aeration basin) and blower arrangement.
 - 2.2.6.6. Secondary clarifier piping connections and arrangements including RAS/WAS mechanical, electrical and control systems.
 - 2.2.6.7. Necessary splitter structures.
 - 2.2.6.8. Tertiary filters
 - 2.2.6.9. NPW system upgrade
 - 2.2.6.10. Disinfection system design consisting of gaseous chlorine system or bleach system or UV disinfection system and associated dechlorination (if applicable) inclusive of covered building, feed systems, and scrubber.
 - 2.2.6.11. Miscellaneous piping systems.
 - 2.2.6.12. Control and SCADA systems.



- 2.2.6.13. Site civil design including grading, paving, drainage, and a stormwater pollution prevention plan (SWPPP) to address erosion and sediment control strategies during construction.
- 2.2.6.14. Demolition of existing facilities as required to facilitate new work. Major demolition items include the existing Headworks, SBR Surge Basin and Sludge Dewatering Building.
- 2.2.6.15. Bypass pumping plan and maintenance of plant operations (MOPO) for construction phases.

2.3. CMAR Coordination with Engineering During GMAX Phase

- 2.3.1. Participation in Meetings with CMAR; Scope Review, Constructability, Etc. (Up to two meetings; combine with progress meetings)
- 2.3.2. Response to Bid Phase Questions

2.4. Engineering Support During Construction

- 2.4.1. Monthly Progress Meeting and Site Observation Report Development for Invoicing.
- 2.4.2. Shop Drawing Review and review of changes/execution of changes through the CMAR process
- 2.4.3. RFI Responses
- 2.4.4. Change Order Development and / or Responses
- 2.4.5. Substantial Completion Walkthrough
- 2.4.6. Final Completion Walkthrough
- 2.4.7. Record Drawings Generation

ADDITIONAL SERVICES

Additional services will be provided on an as-needed basis as described below.

3. TASK 3 - Survey

Engineer will perform design topographical surveying for the treatment plant site. The following items will be included in the Survey scope:

- 3.1. Identification of the adjacent property for the purposes of establishing the existing property corners as necessary, as well as identification of adjacent easements and rights-of-way for the purposes of accurately establishing buffer zone requirements for site improvements;
- 3.2. Location of all structures and above ground improvements for the purposes of establishing an As-Built base file for use in preparation of design documents;



- 3.3. Surveying of all hydraulic control point elevations for the purposes of developing an accurate hydraulic profile through the facility, as well as finished floor and top of concrete elevations for all structures;
- 3.4. Topographical survey of site within known boundaries, and;
- 3.5. Remobilization and location of Geotechnical borings upon completion of drilling.

4. TASK 4 - Geotechnical Investigation

Engineer will subcontract the preparation of Geotechnical Report including design recommendations for the project, citing boring locations & depths, tailoring field investigation & laboratory activities to specific requirements of the project as necessary, customary & in keeping with best practices for the project type & requirements.

- 4.1. Borings determined to be required for the following structures assumed to be included in the final design if necessary:
 - 4.1.1. Detention pond fill recommendations
 - 4.1.2. New headworks structure
 - 4.1.3. New package plant foundation
 - 4.1.4. Relocated package plant (if applicable)
 - 4.1.5. New tertiary filters
 - 4.1.6. New chemical feed structures
 - 4.1.7. New scrubber equipment foundations
 - 4.1.8. Misc. equipment slabs, generator slabs and electrical buildings
- 4.2. Laboratory tests to determine subsurface conditions and provide recommendations for foundations and subsurface improvements to accommodate proposed structures;
 - 4.2.1. Coordination with geotechnical sub consultant and oversight of activities, including selection and marking of boring locations, and determination of necessary depths, clearing of utilities;
 - 4.2.2. Analysis of laboratory results and preparation of detailed report outlining foundation requirements, pavement recommendations, and documenting boring logs and groundwater depths.

5. TASK 5 – Construction Management

- 5.1. Construction Management (Early Work Packages), CMAR elements, and as directed by the Owner.
- 5.2. Act as the City's part-time on-site representative administering the contract for construction and providing overall project oversight, maintain record of decisions and changes made. Anticipated total construction duration is 10 months, 4 hours per week



each for an inspector and staff engineer, plus 4 extra visits each with administrative support.

- 5.3. Provide part-time on-site technical observation of Contractor's activities to verify and ensure work materials, structures, equipment and workmanship comply with the Contract Documents including Addenda, and Change Orders. Verify and ensure that Contractor maintains good construction practices and professional standards prevailing in the local City, County, and State of Texas
- 5.4. As field problems arise, notify the Design Engineer and City Project Manager of proposed solutions to resolve problems.
- 5.5. Monitor and ensure adherence to approved project baseline schedule. Review contractor's schedule monthly, ensure compliance with City's intended schedule, and provide recommendations as needed to retain and regain schedule if needed.
- 5.6. Prepare daily and monthly summary report of construction activities with outstanding issues outlined for review. Monthly progress information associated with the project will be submitted to the Project Manager for review and approval.
- 5.7. Issue Non-Compliance Reports to Contractor if non-conforming work is not brought into compliance or if plan of action to bring work into compliance is not conducted in timely manner.
- 5.8. Prepare and maintain daily progress log or daily construction reports, photographs, records and track quantities installed.
- 5.9. Coordinate testing laboratory activities with Contractor's activities. Review test reports for compliance with Contract Documents.
- 5.10. Perform initial and final inspection and closeout activities.

6. TASK 6 - TCEQ Permitting

- 6.1. Engineer will prepare and submit on behalf of the City, a major amendment application for the existing TPDES permit for the proposed expansion and improvements. It is assumed that TCEQ filing fee will be paid by the City.
- 6.2. Engineer will prepare and submit on behalf of the City, notification for reuse authorization in accordance with Texas Administrative Code 210 for the treated effluent from the improved facility.

SCHEDULE

1. The Engineer shall initiate each phase of work described herein immediately upon the execution of the Agreement and upon issuance by City of Notice to Proceed.

COST

1. A summary of proposed fees is shown in Table A-1 and the fee schedule and breakdown is included as Exhibit A-1.

Detailed Scope of Services



CLARIFICATIONS AND EXCLUSIONS

1. It is assumed that improvements will be confined within the existing property and no work will be done outside City property.

Detailed Scope of Services



TABLE A-1
 TO AGREEMENT BETWEEN ENGINEER AND OWNER FOR PROFESSIONAL SERVICES
 FOR
 CITY OF MISSOURI CITY
 MUSTANG BAYOU WASTEWATER TREATMENT PLANT EXPANSION AND REHABILITATION
 BASIC AND ADDITIONAL SERVICES FEES

| TASK NO. | TASK DESCRIPTION | AMOUNT |
|-------------------------------------|---|--------------------|
| BASIC SERVICES (LUMP SUM) | | |
| 1 | General Project Management and Coordination | \$105,416 |
| 2 | Engineering Design Activities | |
| 2.10 | Special Studies, Data Analysis, Records Research, Regulatory Coordination | \$79,441 |
| 2.20 | Design Document Production (30,60, 90, IFC) | \$479,456 |
| 2.30 | CMAR Coordination | \$25,452 |
| 2.40 | Engineering Support During Construction | \$216,138 |
| Subtotal Basic Services | | \$905,703 |
| ADDITIONAL SERVICES (HNE) | | |
| 3 | Survey | \$25,000 |
| 4 | Geotechnical | \$33,000 |
| 5 | Construction Management | \$73,900 |
| 6 | TCEQ Permitting and Reuse Authorization | \$43,660 |
| Subtotal Additional Services | | \$175,560 |
| TOTAL CONTRACT AMOUNT | | \$1,081,263 |

HNE – Hourly Not to Exceed at Rates Shown in Exhibit A-2



TABLE A-2
TO AGREEMENT BETWEEN ENGINEER AND OWNER
FOR
PROFESSIONAL SERVICES
FOR
CITY OF MISSOURI CITY
BASIC AND ADDITIONAL SERVICES
MUSTANG BAYOU WASTEWATER TREATMENT PLANT EXPANSION AND REHABILITATION

HOURLY LABOR RATES

| LABOR CATEGORY | Hourly Rate |
|-----------------------------|-------------|
| Project/Technical Director | \$275 |
| Sr. Tech Specialist (QA/QC) | \$275 |
| Engineer 7 | \$240 |
| Engineer 5/6 | \$180 |
| Engineer 3/4 | \$160 |
| Engineer 1/2 | \$145 |
| Senior Designer/Drafter | \$135 |
| Sr. Construction Manager | \$160 |
| Administrative/Accounting | \$90 |



City of Missouri City

Mustang Bayou WWTP Expansion and Rehabilitation Project

CMAR Project Schedule v1.0 - 7/24/2019



| ID | Task Name | Duration | Start | Finish | 3rd Quarter | | | 4th Quarter | | | 1st Quarter | | | 2nd Quarter | | | 3rd Quarter | | | 4th Quarter | | | |
|----|---|-----------------|--------------------|--------------------|-------------|-----|-----|-------------|-----|-----|-------------|-----|-----|-------------|-----|-----|-------------|-----|-----|-------------|-----|--|--|
| | | | | | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | | |
| 1 | Missouri City Mustang Bayou WWTP - CMAR | 294 days | Mon 8/26/19 | Thu 10/8/20 | | | | | | | | | | | | | | | | | | | |
| 2 | City NTP to Ardurra | 1 day | Mon 8/26/19 | Mon 8/26/19 | | | | | | | | | | | | | | | | | | | |
| 3 | Internal Kick-off Meeting | 10 days | Tue 8/27/19 | Mon 9/9/19 | | | | | | | | | | | | | | | | | | | |
| 4 | Geotech - Preliminary Results | 10 days | Tue 8/27/19 | Mon 9/9/19 | | | | | | | | | | | | | | | | | | | |
| 5 | Geotech - Final Report | 20 days | Tue 9/10/19 | Mon 10/7/19 | | | | | | | | | | | | | | | | | | | |
| 6 | Internal Progress Meeting | 3 days | Tue 9/10/19 | Thu 9/12/19 | | | | | | | | | | | | | | | | | | | |
| 7 | Publish and Issue EWP 1 (Signed and Sealed)- 95% for Review | 5 days | Fri 9/13/19 | Thu 9/19/19 | | | | | | | | | | | | | | | | | | | |
| 8 | Internal Progress Meeting - Review 95% Comments | 5 days | Fri 9/20/19 | Thu 9/26/19 | | | | | | | | | | | | | | | | | | | |
| 9 | Publish and Issue EWP 1 100% - IFC | 5 days | Fri 9/27/19 | Thu 10/3/19 | | | | | | | | | | | | | | | | | | | |
| 10 | Contractor EWP 1 GMAX | 1 day | Fri 10/4/19 | Fri 10/4/19 | | | | | | | | | | | | | | | | | | | |
| 11 | City Council NTP for EWP 1 | 1 day | Mon 10/7/19 | Mon 10/7/19 | | | | | | | | | | | | | | | | | | | |
| 12 | EWP 1 Construction | 47 days | Tue 10/8/19 | Wed 12/11/19 | | | | | | | | | | | | | | | | | | | |
| 13 | Substantial Completion Walkthrough of EWP 1 | 2 days | Thu 12/12/19 | Fri 12/13/19 | | | | | | | | | | | | | | | | | | | |
| 14 | Move Package Plant from Pearland to Missouri City | 5 days | Mon 12/16/19 | Fri 12/20/19 | | | | | | | | | | | | | | | | | | | |
| 15 | Final Completion Walkthrough EWP | 1 day | Wed 1/8/20 | Wed 1/8/20 | | | | | | | | | | | | | | | | | | | |
| 16 | Internal Progress Meeting | 8 days | Tue 10/8/19 | Thu 10/17/19 | | | | | | | | | | | | | | | | | | | |
| 17 | Publish and Issue BOP - 60% for Review | 5 days | Fri 10/18/19 | Thu 10/24/19 | | | | | | | | | | | | | | | | | | | |
| 18 | Internal Progress Meeting - Review 60% Comments | 7 days | Fri 10/25/19 | Mon 11/4/19 | | | | | | | | | | | | | | | | | | | |
| 19 | Internal Progress Meeting | 13 days | Tue 11/5/19 | Thu 11/21/19 | | | | | | | | | | | | | | | | | | | |
| 20 | Publish and Issue BOP - 90% for Review | 7 days | Fri 11/22/19 | Mon 12/2/19 | | | | | | | | | | | | | | | | | | | |
| 21 | Internal Progress Meeting - Review 90% BOP Comments | 6 days | Tue 12/3/19 | Tue 12/10/19 | | | | | | | | | | | | | | | | | | | |
| 22 | Publish and Issue BOP 100% - IFC | 5 days | Wed 12/11/19 | Tue 12/17/19 | | | | | | | | | | | | | | | | | | | |
| 23 | Contractor BOP GMAX | 18 days | Wed 12/18/19 | Fri 1/10/20 | | | | | | | | | | | | | | | | | | | |
| 24 | City Council Contractor NTP BOP | 1 day | Mon 1/13/20 | Mon 1/13/20 | | | | | | | | | | | | | | | | | | | |
| 25 | Balance of Plant (BOP) Construction | 157 days | Tue 1/14/20 | Wed 8/19/20 | | | | | | | | | | | | | | | | | | | |
| 26 | Substantial Completion Walkthrough BOP | 1 day | Thu 8/20/20 | Thu 8/20/20 | | | | | | | | | | | | | | | | | | | |
| 27 | Final Completion | 35 days | Thu 8/20/20 | Wed 10/7/20 | | | | | | | | | | | | | | | | | | | |
| 28 | Final Completion Walkthrough BOP | 1 day | Thu 10/8/20 | Thu 10/8/20 | | | | | | | | | | | | | | | | | | | |

| | | | | | | | | | | |
|--|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
| Project: City of Missouri City - Mustang Bayou WWTP Expansion and Rehabilitation Project Date: Fri 7/26/19 | Task | | Project Summary | | Manual Task | | Start-only | | Deadline | |
| | Split | | Inactive Task | | Duration-only | | Finish-only | | Progress | |
| | Milestone | | Inactive Milestone | | Manual Summary Rollup | | External Tasks | | Manual Progress | |
| | Summary | | Inactive Summary | | Manual Summary | | External Milestone | | | |

Mustang Bayou Waste Water Treatment Plant Expansion and Rehabilitation

| <u>Respondent</u> | <u>Evaluator A</u> | <u>Evaluator B</u> | <u>Evaluator C</u> | <u>Evaluator D</u> | <u>Evaluator E</u> | <u>Total</u> |
|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------|
| Ardurra | 420 | 490 | 495 | 500 | 460 | 2365 |
| Jones Carter | 455 | 435 | 500 | 500 | 405 | 2295 |
| H R Green | 410 | 415 | 485 | 490 | 415 | 2215 |

Selection will be based on qualifications per the City’s consultant selection policy. The general procedure for soliciting and evaluating Request for Qualifications consists of:

City staff selection committee will evaluate the qualifications received from respondents and prepare a short list of three to five respondents (firms).

- City staff may also present the proposed short listed firms to the City Council sub-committee (PDI) for review and recommendation.
- Firms short listed by the staff selection committee may be invited to appear for separate presentations to the staff selection committee. City staff personnel that will be assigned to the project will conduct the presentation. The presentation should define the respondents understanding of the project, set forth the approach to the project and establish the experience of the personnel assigned to the project.
- Following the staff selection committee review of the presentations, a final ranking of the short listed firms will be prepared by staff and presented to the City Council sub-committee (PDI) with the recommendation to begin negotiations with the top ranking firm. PDI sub-committee will authorize staff to begin negotiations with the selected\top ranking firm.. All short listed firms will be notified.
- Negotiations will be initiated with the top-ranking\selected firm. The firm will be contacted and requested to meet with the City staff to develop a detailed proposed scope of work and a schedule of fees for that work. If the City staff is unable to successfully negotiate a contract with the top-ranking firm, then the City staff will proceed to meet with the second ranking firm and enter negotiations with that firm. This process will be repeated until a successful contract negotiation has occurred, or the City terminates the process.



CITY OF MISSOURI CITY, TEXAS

PLANNING, DEVELOPMENT AND INFRASTRUCTURE COMMITTEE

Vashaundra Edwards
Chair
Council At Large Position #1

JEFFREY L. BONEY
Councilmember District B

FLOYD EMERY
Councilmember District D

A meeting of the Planning, Development and Infrastructure Committee will be held on **Tuesday, July 9, 2019** at **5:30p.m.** in the City Hall, Council Conference Room, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, to consider the following:

1. **CALL TO ORDER**
 2. **DISCUSSION/POSSIBLE ACTION**
 - (a) Discuss consultant selection for the Pearland Package Plant.
 3. **ADJOURN**
-



Public Works

1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

To: The Planning, Development & Infrastructure (PDI) Committee

From: Shashi K. Kumar, P.E., Director of Public Works and City Engineer
Dan McGraw, Utilities Manager

Date: April 9, 2019

Project: Mustang Bayou Wastewater Treatment Plant Expansion and Rehabilitation - Selection process for professional services (RFQ No.19-338)

Summary

This is an update on the status of selection of a firm to provide professional services to facilitate expansion/rehabilitation of the Mustang Bayou wastewater treatment plant (WWTP) from its current rated capacity of 0.95 Million Gallon Per Day (MGD) to 1.6 MGD. With the purchase of a used 1.0 MGD Package Wastewater Treatment Plant from Pearland that was authorized by City Council, design related professional services is required to integrate and expand the WWTP capacity. On May 28, 2019, Missouri City posted a Request for Qualifications (RFQ) and received on June 18, 2019 qualifications from seven (7) firms listed below:

- LJA Engineering
- Jones and Carter
- eHT Engineering
- HR Green
- KIT Professionals
- Ardura
- Schaumberg and Polk

Per the 2013 Consultant Selection Policy, the above seven firms were evaluated by the City's staff selection committee, consisting of four (4) members from the public work department and the Assistant City Manager over Public Works. The staff selection committee members were comprised of two (2) utilities division staff, one (1) project manager from the capital projects division, the public works director and the assistant city manager. Per the consultant selection policy, each evaluator scored each firm independently and the evaluations were tallied after all evaluators completed their scoring. The top three (3) scoring firms were ranked in the order of their scoring as listed below:

1. Ardura
2. Jones and Carter
3. HR Green

The selection committee conducted an objective evaluation of each of the above seven (7) firms based on the following criteria:



Public Works

1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

- The qualifications of the Engineer Firm
- Similar and relevant past and depth project experience, which includes integrating packaged wastewater treatment plant units.
- Ability to assign qualified engineering staff that will be in-charge of the project and will be able to complete the work within the time schedule required.
- Location of project staff with respect to the general geographic area of the project. Strong consideration will be given to firms in the Greater Houston MSA (metropolitan statistical area).
- The consultant has, on past projects, demonstrated innovative concepts.
- Suggested project approach and
- Knowledge of local conditions.

Next Steps

Staff recommends to the PDI committee to authorize City's project management staff to begin negotiations with the top ranking firm (Ardura). Following authorization by the PDI Committee to begin negotiations with the top ranking firm, staff will develop a detailed scope, design and cost proposal. Finally, staff will recommend this firm to the City Council for the award of a professional services contract, which is anticipated in August, 2019.



POSTING: MAY 28, 2019

REQUEST FOR QUALIFICATIONS (RFQ) NO. 19-338

**PROFESSIONAL ENGINEERING SERVICES RELATED TO
Mustang Bayou Wastewater Treatment Plant Expansion and Rehabilitation**

COMMODITY CODE(S): 925-96 AND 925-97

ISSUED BY THE PURCHASING OFFICE OF THE CITY OF MISSOURI CITY, TEXAS

Sealed responses, subject to the terms and conditions of this RFQ, for the above referenced professional service must be received by the Purchasing Division of the Missouri City, at City Hall, 1522 Texas Parkway, Missouri City, Texas 77489 by **2:00 PM, June 18, 2019**. Responses received after the specified time will be returned unopened. All necessary information and addendums may be obtained from the following websites: <http://www.txsmartbuy.com/sp>.

LEGAL NAME OF CONTRACTING COMPANY

CONTACT PERSON

TITLE

TELEPHONE NUMBER

FACSIMILE NUMBER

E-MAIL ADDRESS

COMPLETE MAILING ADDRESS

CITY/STATE

ZIP

COMPLETE STREET ADDRESS (if different)

CITY/STATE

ZIP

AUTHORIZED SIGNATURE

SECTION I – GENERAL INFORMATION

City of Missouri City Proposed Mustang Bayou Wastewater Treatment Plant Expansion and Rehabilitation

General Scope of Work

Professional Engineering and Construction Management Services

Project Summary

The **Mustang Bayou Wastewater Treatment Plant** (MB WWTP) site consists of two package plants (0.200 MGD & 0.400 MGD) and one concrete plant (0.350) owned and operated by the City of Missouri City. Together the three (3) existing units have a total rated capacity of 0.950 Million Gallons per Day (MGD). With projected growth in the Mustang Bayou Utility Service Area (MB USA), the City has seen the need to expand the wastewater treatment plant on-site. In addition, the existing two (2) modular plant units which are 30-plus years old will need to be rehabilitated to remain in service.

With the proposed purchase of a used 1.0 MGD package plant from the City of Pearland, the City of Missouri City intends to integrate this 1.0 MGD package plant with two existing wastewater package plants, for a total combined rated capacity of 1.6 MGD. The selected consultant\engineering firm shall provide all design related professional services necessary to prepare Plans, Specifications and Engineering (PS&E) for the design, construction and commissioning of the re-packaged WWTP, with a total rated capacity of 1.6 MGD.

Project Details

The project consists of relocating a 1.0 MGD wastewater package plant from 1818 Reflection Bay, located in Pearland Texas to the MB WWTP site, located in Missouri City Texas; Site preparation, filling/grading of the existing detention pond site, necessary civil and foundation improvements to accommodate the 1.0 MGD wastewater package plant, special coordination with neighboring development project to obtain spoil that will be necessary, demolition of the 0.350 MGD concrete wastewater plant, rehabilitation of the two existing package plants, and integrating the two existing package plants with the (new) 1.0 MGD WWTP, for a total combined rated capacity of 1.6 MGD.

The project will include all necessary engineering, electrical work, SCADA, piping, grading, drainage, coordination with the neighboring development to obtain spoil, and other civil work as needed, including a de-chlorination facility, outfall modifications, permit amendment, generator set up, plant startup, and developing Standard Operating Procedures (SOP). During rehabilitation and expansion, the WWTP will need to remain in service and handle approximately 0.70 MGD of Average Daily Flow (ADF) currently being treated at the WWTP without any potential permit violations.

A **mandatory meeting** will be held for firms interested in submitting qualifications for this project. The interested firms shall be given a tour of the existing MB WWTP site and City staff will also facilitate a visit to the location of the de-commissioned 1.0 MGD Pearland package plant. This site visit is scheduled for **9:00 am, Friday June 7, 2019** and may be re-scheduled at the discretion of City staff based on weather constraints. The meeting will **commence** at 1818 Reflection Bay, Pearland TX 77584 and **end** at the City of Missouri City Mustang Bayou WWTP located at 3650 Trammel Fresno Rd, Fresno TX, 77545.

The project is time-sensitive and the expanded plant (1.6 MGD) will need to be in-service by summer 2020. Also, the Pearland package plant will need to be rehabilitated (coated) at the current location and then transferred to the City's MB WWTP site by December 31, 2019. To facilitate this schedule, the City will require rehabilitation plans related to the Pearland package plant and necessary civil/foundation work at the MB WWTP plant site to be completed within 30-days upon authorization. The City may bid this work first (separately) to keep the project on schedule and to move the Pearland package plant to the City's WWTP site by December 31, 2019. Subsequently, PS&E for the remainder of the project scope may be completed and be bid separately.

The city may, at its discretion choose the appropriate project delivery method. Possibilities include, but are not limited to, Design-Build; CMAR; Competitive Sealed Proposal, etc.

ESTIMATED PROJECT SCHEDULE

| | |
|---|-----------------------------|
| Posting Date: | May 28, 2019 |
| Due date for RFQ: | June 18, 2019 |
| Staff Recommendation to City Council PDI Committee: | On or about, July 1, 2019 |
| Professional Services Agreement Negotiations: | On or about, July 12, 2019 |
| Professional Services Agreement Award: | On or about, August 5, 2019 |

All inquiries prior to the due date of the RFQ shall be emailed Alan Phillips at alan.phillips@missouricitytx.gov

The deadline for submitting questions is **10:00 AM, June 12, 2019**

Note: With the exception of the time and due date of the RFQ, the above schedule is an estimate. The estimated schedule may be modified as schedules and conditions warrant.

SECTION II - SUBMITTAL INSTRUCTIONS

Submit three (3) copies, one marked as “Original” in a sealed package, along with one (1) electronic thumb drive to:

City of Missouri City
Attn: Purchasing Office
1522 Texas Parkway
Missouri City, Texas 77489.

Submittal package must be sealed and marked with the following:

“RFQ No. 19-338 Mustang Bayou Wastewater Treatment Plant Expansion and Rehabilitation

Submittals received after the due date will not be accepted. The City of Missouri City is not responsible for submittals that are not properly marked or are delivered to the incorrect address.

SECTION III- EVALUATION PROCESS

1. GENERAL PROCEDURE

Selection will be based on qualifications per the City's consultant selection policy. The general procedure for soliciting and evaluating Request for Qualifications consists of:

- (a) City staff selection committee will evaluate the qualifications received from respondents and prepare a short list of three to five respondents (firms).
- (b) City staff may also present the proposed short listed firms to the City Council sub-committee (PDI) for review and recommendation.
- (c) Firms short listed by the staff selection committee may be invited to appear for separate presentations to the staff selection committee. City staff personnel that will be assigned to the project will conduct the presentation. The presentation should define the respondents understanding of the project, set forth the approach to the project and establish the experience of the personnel assigned to the project.
- (d) Following the staff selection committee review of the presentations, a final ranking of the short listed firms will be prepared by staff and presented to the City Council sub-committee (PDI) with the recommendation to begin negotiations with the top ranking firm. PDI sub-committee will authorize staff to begin negotiations with the selected\top ranking firm.. All short listed firms will be notified.
- (e) Negotiations will be initiated with the top-ranking\selected firm. The firm will be contacted and requested to meet with the City staff to develop a detailed proposed scope of work and a schedule of fees for that work. If the City staff is unable to successfully negotiate a contract with the top-ranking firm, then the City staff will proceed to meet with the second ranking firm and enter negotiations with that firm. This process will be repeated until a successful contract negotiation has occurred, or the City terminates the process.

2. EVALUATION CRITERIA AND WEIGHTS

As a basis for evaluating the qualifications, the following elements merit consideration:

- (a) The qualifications of the Engineer Firm-**10 points**
- (b) Similar and relevant past and depth project experience, which includes integrating packaged wastewater treatment plant units.-**40 points**

- (c) Ability to assign qualified engineering staff that will be in responsible charge of the project and will be able to complete the work within the time schedule required.-**10 points**
- (d) Location of project staff with respect to the general geographic area of the project. Strong consideration will be given to firms in the Greater Houston MSA (metropolitan statistical area)-**10 points**
- (e) The consultant has, on past projects, demonstrated innovative concepts- **10 points**
- (f) Suggested project approach-**15 points**.
- (g) Knowledge of local conditions.-**5 points**

SECTION IV - RESPONDENT SUBMISSION REQUIREMENTS

1. SUGGESTED FORMAT OF RESPONSE.)

The suggested general format should be as follows:

- (a) A letter of interest, signed by a principle of the professional firm, with a statement as to the availability of the firm to complete the work within the stated time period (limited to one page).
- (b) A demonstration of the firms understanding of the project through an outline of their suggested approach to the project (limited to five pages).
- (c) Evidence of the firm's ability to perform the work. (limited to two pages).
- (d) Experience of the staff who would be assigned to the project team including sub-consultants. Provide name, location, role, percentage of time devoted to the project, related experience, and team experience for each team member. (limit to two pages per team member)
- (e) Three sample projects, similar in scope to this project that best illustrates team capabilities (limited to 3 pages per project).
- (f) A breakdown of effort related to technical, managerial and administrative functions. (limited to two pages).
- (g) References, including names and telephone numbers of previous clients with similar projects. (limited to two pages).

SECTION V - GENERAL TERMS AND CONDITIONS

1. NO CONTACT PERIOD

All inquiries regarding this solicitation are to be directed to the designated City Representative identified on page three (3) of the solicitation. Upon issuance of the solicitation through the pre-award phase and up to the date the City Secretary publicly posts notice of any City Council agenda containing the applicable award, aside from respondent's formal response to the solicitation, through the pre-award phase, written requests for clarification during the period officially designated for such purpose by the City Representative, neither Respondent(s) nor persons acting on their behalf shall communicate with any appointed or elected official or employee of the City of Missouri City, their families or staff through written or oral means in an attempt to persuade or influence the outcome of the award or to obtain or deliver information intended to or which could reasonably result in an advantage to any respondent. However, nothing in this paragraph shall prevent a respondent from making public statements to the City Council convened for a regularly scheduled session after the official selection has been made and placed on the City Council agenda for action, or to a City Council committee convened to discuss a recommendation regarding the solicitation.

2. SPECIFICATION CHANGES

NO PERSON has the authority to verbally alter these specifications. Any changes to specifications will be made in writing and posted to the following sites:

<http://www.txsmartbuy.com/sp>

3. IMPLEMENTATION OF HOUSE BILL 1295

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency.

The law applies (with a few exceptions) only to a contract between a business entity and a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

Any and all resultant contracts of this RFQ will require the contractor to complete the Texas Ethics Commission requirements under the State of Texas House Bill 1295 Certificate of Interested Parties. Login Information, Forms, and Certification download may be obtained at:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

The City strongly encourages respondents to view the instructional video for Business Entities and review the FAQ's prior to proceeding with the filling. A certification will require the respondent to enter a contract/solicitation number in Box 3. That number for this solicitation is **RFQ No. 19-338**

4. VALIDITY OF RESPONSE

The response submitted shall be valid for a period for up to ninety (90) days after the date of opening for negotiation, acceptance and award by the City.

5. CONTRACT

The City may enter agreement with the successful firm using the City's own contract document only. A sample copy of the contract to be used is attached.

SAMPLE CONTRACT

Awarded vendor may be required to execute this agreement prior to commencement of service. This is provided for informational purposes only. Any exceptions to this agreement shall be included in your proposal response.



PROFESSIONAL/CONSULTING SERVICES AGREEMENT

Contract No. 19-338

This AGREEMENT ("Agreement") is entered into by and between the undersigned, CONTRACTOR NAME AND ADDRESS and the City of Missouri City ("CITY"), Texas, a municipal corporation of the State of Texas, located at 1522 Texas Parkway, Missouri City, Texas 77489.

Section 1. Services: Contractor will perform the designated services and/or provide the designated products as set forth in **Exhibit A ("Services")**, which is attached hereto and incorporated for all purposes. The work under this Agreement shall be completed as detailed in **Exhibit A**. The terms and conditions of this Agreement take precedence over all exhibits and attachments.

Section 2. Term and Termination: This Agreement shall begin on -----, and shall terminate on April 30, 2019 with options to mutually renew for an additional four (4) years. This Agreement may be terminated, upon thirty (30) days written notice, by the CITY without cause or by the Contractor for cause. This Agreement may be terminated immediately by the CITY for cause. . Upon termination, CITY shall pay Contractor, at the rate set out in **Exhibit B**, attached hereto and incorporated herein for all purposes, for Services satisfactorily performed up through the date of termination. Notwithstanding any provision in this Agreement to the contrary, CITY will not be required to pay or reimburse Contractor for any services performed or for expenses incurred by Contractor after the date of the termination notice that could have been avoided or mitigated by Contractor.

Section 3. Compensation: Contractor shall be paid for the services and reimbursable travel expenses, if any, as set forth in **Exhibit B**. CITY shall pay Contractor in accordance with the Texas Government Code, Chapter 2251. Contractor must submit invoices for all Services, which invoices must include dates and hours of service and details of services provided. Invoices shall be submitted, not later than the second (2nd) and fourth (4th) Friday of each month, to the City Project Manager or designee. Payment for delivery of Services rendered shall not be unreasonably withheld or delayed. The CITY shall be under no obligation to pay for Services rendered without prior authorization. Upon resolution of any disputed charges, Contractor shall submit an amended invoice covering any remaining charges to CITY.

Section 4. Travel: Contractor **shall/shall not** be reimbursed for travel conducted in the pursuit of this Agreement and appropriate per diem as outlined in **Exhibit B**. Documentation, which shall consist of original receipts, of travel costs, including, but not limited to, hotel and transportation costs, shall be provided by the Contractor for all travel-related expenses, except mileage from the Contractor's personal automobile.

Section 5. Limit of Appropriation and Fiscal Funding. The Contractor clearly understands and agrees, such understanding and agreement being of the absolute essence to this Agreement, that the CITY shall have available the amount budgeted by the CITY for to discharge any and all liabilities which may be incurred by the CITY pursuant to this Agreement and that the total maximum compensation that the Contractor may become entitled to hereunder and the total maximum sum that the CITY shall become liable to pay to the Contractor hereunder shall not under any conditions, circumstances, or interpretations, hereof, exceed the said total maximum sum provided for in this section without prior written permission from the CITY. The CITY'S fiscal year is July 1 through June 30. If this Agreement extends beyond June 30th, there shall be a fiscal funding out. If, for any reason, funds are not appropriated to continue the contract in the new fiscal year, this Agreement shall become null and void on the last day of the current appropriation of funds without penalty of any kind or form to the CITY.

Section 6. Relationship of the Parties: Contractor is an independent contractor and is not an employee, partner, joint venture, or agent of CITY. Contractor understands and agrees that he/she will not be entitled to any benefits generally available to City of Missouri City employees. Contractor shall be responsible for all expenses necessary to carry out the services under this agreement, and shall not be reimbursed by CITY for such expenses except as otherwise provided in this Agreement.

Section 7. Authority of City Project Manager: All Services to be performed by the Contractor hereunder shall be performed to the satisfaction of the CITY'S project manager, namely City Manager or designee. The CITY'S project manager shall decide any and all questions, which may arise as to the quality or acceptability of the Services performed by the Contractor and the decisions of the CITY'S project manager in such cases shall be final and binding on both parties. However, nothing contained herein shall be construed to authorize the CITY'S project manager to alter, vary or amend this Agreement.

Section 8. Intellectual Property: This Agreement shall be an agreement for services and the parties intend and consider any work created as a result of this Agreement, including any and all documentation, images, products or results, to be a work for hire under federal copyright law. Ownership of the work shall belong to and remain the exclusive property of CITY. The work may be edited at any time within the CITY'S discretion. If the work would not be considered a work-for-hire under applicable law, Contractor hereby assigns, transfers, and conveys any and all rights, title and interest to CITY, including without limitation all copyrights, patents, rights of reproduction, rights to ownership, and right to secure registrations, renewals, reissues and extensions thereof. As the sole copyright holder of the work, CITY maintains and asserts the rights to use, reproduce, make derivative works from, and/or edit the work in any form of medium, expression or technology now known or hereafter developed, at any time within the City's discretion. Contractor shall not sell, disclose or obtain any other compensation for the Services provided herein. If the work is one to which the provisions of 17 U.S.C. § 106A apply, the Contractor hereby waives and appoints CITY to assert on the Contractor's behalf the Contractor's moral rights or any equivalent rights regarding the form or extent of any alteration to the work (including, without limitation, removal or destruction) or the making of any derivative works based on the work, including, without limitation, photographs, drawings or other visual reproductions of the work, in any medium, for CITY purposes.

Section 9. Confidentiality: During the term of this Agreement, Contractor may come in contact with confidential information of CITY. Contractor agrees to treat as confidential the information or knowledge that becomes known to Contractor during performance of this Agreement and not to

use, copy, or disclose such information to any third party unless authorized in writing by CITY. This provision does not restrict the disclosure of any information that is required to be disclosed under applicable law. Contractor shall promptly notify CITY of any misuse or unauthorized disclosure of its confidential information and upon expiration of this Agreement shall return to CITY all confidential information in Contractor's possession or control. Contractor shall further comply with all City information security policies that may apply and shall not make any press releases, public statements or advertisement referring to the Services provided under this agreement or the engagement of Contractor without the prior written approval of CITY.

Section 10. Warranties and Representations: Contractor warrants and agrees that Contractor shall perform the Services and conduct all operations in conformity with all applicable federal, state, and local laws, rules, regulations, and ordinances. For any Service performed on premises owned or controlled by CITY, Contractor warrants and agrees that Contractor will perform the Services in compliance with all CITY rules, including but not limited to, prohibitions related to tobacco use, alcohol, and other drugs.

Section 11. Licenses/Certifications: Contractor agrees to obtain, at its own cost, any and all approvals, licenses, filings, registrations and permits required by federal, state or local laws, regulations or ordinances, required for the performance of the Services.

Section 12. Performance/Qualifications and Assignment: Contractor agrees and represents that Contractor has the personnel, experience, and knowledge necessary to qualify Contractor for the particular duties to be performed under this Agreement. Contractor warrants that all services performed under this Agreement shall be performed consistent with generally prevailing professional or industry standards. The CITY and the Contractor bind themselves and their successors, executors, administrators, and assigns to this Agreement and to the successors, executors, administrators and assigns of the other party, in respect to all covenants of this Agreement. Neither the CITY nor the Contractor shall assign, sublet or transfer its or his interest in this Agreement without the written consent of the other, which consent will not be unreasonably withheld. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body, which may be a party hereto.

Section 13. Conflict of Interest: Contractor warrants, represents, and agrees that Contractor presently has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with Contractor's performance of the services hereunder. Contractor further warrants and affirms that no relationship or affiliation exists between Contractor and CITY that could be construed as a conflict of interest with regard to this Agreement. Pursuant to Section 2252.908, Texas Government Code, if this Agreement requires an action or vote by the CITY Council or has a value of at least \$1 million, Contractor further warrants that Contractor has submitted a disclosure of interested parties to the CITY.

Section 14. Insurance: For the entire term of the Agreement ("Term"), Contractor shall maintain Comprehensive General Liability insurance coverage of \$1,000,000 per occurrence, \$2,000,000 in the aggregate or medical malpractice insurance (whichever applies)., Contractor shall also maintain the following insurance: (i) Worker's Compensation coverage with statutory limits for the State of Texas, including Employers Liability coverage of \$500,000 per accident; (ii) Commercial Automobile Liability coverage of \$1,000,000 Combined Single Limit; (iii) for engineers and architects only: Professional Liability coverage of \$5,000,000 per occurrence; and (iv) for builders only: Builder's Risk coverage in the amount of the construction cost, including protection against named windstorm and flood. All policies must contain a waiver of subrogation against City. Comprehensive General Liability and Commercial Automobile Liability policies must name CITY

as Additional Insured. Contractor shall pay all insurance deductibles and deductibles must not exceed \$10,000 unless approved in advance by City. Contractor shall provide City Certificates of Insurance evidencing these insurance requirements prior to the start of work. The Contractor shall notify the CITY in the event of any change in the required coverage or cancellation, and shall give such notices not less than 30 days prior to the change or cancellation. The Contractor shall provide a replacement Certificate of Insurance prior to such change or cancellation. The Contractor agrees to waive all the Contractor's, its officers, employees, agents, assigns, and successors' rights of subrogation, except under the Professional Liability, against the CITY, its officers, employees, and elected representatives for injuries, including death, property damage, or other loss covered by insurance and the Contractor will provide a waiver of subrogation endorsement against the CITY. The CITY must be named or listed on the endorsement. **COVERAGES SHALL BE WITH A COMPANY (WITH AT LEAST AN A- BEST RATING) ACCEPTABLE TO THE CITY PURCHASING AND RISK MANAGEMENT DIVISION AND A COPY OF THE CERTIFICATE OF COVERAGE SHALL BE DELIVERED TO THE CITY ON OR BEFORE THE DATE OF THIS AGREEMENT.**

Section 15. Indemnification: Contractor shall indemnify and hold harmless City , and each of its directors, officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages and liabilities, including without limitation attorneys' fees and reasonable litigation costs, arising out of, connected with, or resulting from any acts or omissions of Contractor or any agent, employee, subcontractor, or supplier of Contractor in the execution or performance of this contract. If any action or proceeding shall be brought by or against the CITY in connection with any such claim, action, suit, demand, proceeding, cost, damage, or liability, the CONTRACTOR, on notice from the CITY, shall defend the CITY against such action or proceedings at Contractor's expense, by or through attorneys reasonably satisfactory to the CITY. The Contractor's obligations under this section shall not be limited to the limits of coverage of insurance maintained or required to be maintained by the Contractor under this Agreement.

Section 16. Force Majeure: Neither CITY nor Contractor will be liable for any failure, breach, loss, damage or delay in the performance of this Agreement due to any cause beyond its reasonable control, including, an act of war, an act of God, earthquake, flood, embargo, riot, sabotage, labor shortage or dispute, governmental act or failure of the Internet (not resulting from the negligence or willful misconduct of CONTRACTOR), provided that the delayed party: (a) gives the other party prompt notice of such cause, and (b) uses its reasonable commercial efforts to promptly correct such failure or delay in performance.

Section 17. Notices: Any notice given under this contract by either party to the other may be given by personal delivery in writing or by mail, registered or certified postage prepaid with return receipt requested. Mailed notices shall be addressed to the addresses of the parties as they appear in the contract. Notices delivered personally shall be deemed communicated at the time of actual receipt. Mailed notice shall be deemed communicated three (3) days after mailing.

Section 18. Texas Family Code Child Support Certification: Pursuant to Section 231.006, Texas Family Code, Contractor certifies that it is not ineligible to receive the award of or payments under the Agreement and acknowledges that the Agreement may be terminated and payment may be withheld if this certification is inaccurate.

Section 19. Jurisdiction: CITY and Contractor agree that any dispute under this Agreement shall be brought in a court of competent jurisdiction in Fort Bend County, Texas, and that this Agreement shall be governed by Texas law, except for the conflict of law provisions.

Section 20. Prohibition on Boycotting Israel. Pursuant to Section 2270.002, Texas Government Code, CITY may not enter into a contract for goods or services unless the contract contains a written verification that the contractor: (1) does not boycott Israel; and (2) will not boycott Israel during the term of this Agreement. By executing the House Bill 89 Verification Form, **Exhibit C**, attached hereto and incorporated herein for all purposes, CONTRACTOR verifies that CONTRACTOR does not boycott Israel or will not boycott Israel during the term of this Agreement.

Section 21. Engaging in Business with Sudan, Iran or Foreign Terrorist Organizations Prohibited. Pursuant to Section 2252.152, Texas Government Code, Contractor warrants, represents, and agrees that Contractor is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts as a company that engages in business with Sudan, Iran or a foreign terrorist organization.

Section 22. Entire Agreement: This Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements, and understanding, oral or written between the parties relating to this Agreement. This Agreement may not be modified except by mutual written agreement of the parties executed subsequent to this agreement.

Section 23. Severability: In the event that any provision(s) of this Agreement shall for any reason be held invalid, illegal, or unenforceable, the invalidity, illegality or unenforceability of that provision(s) shall not affect any other provision(s) of this Agreement, and it shall further be construed as if the invalid, illegal, or unenforceable provision(s) had never been a part of this Agreement.

Section 24. Authority: Contractor warrants and represents that Contractor has full power and authority to enter into and perform this agreement and to make the grant of rights contained herein. The person signing on behalf of CITY represents that he/she has authority to sign this agreement on behalf of CITY.

Shannon Pleasant, Procurement and Risk Manager _____
Shashi Kumar, Director of Public Works _____

CONTRACTOR

CITY OF MISSOURI CITY

By: _____

By: _____

Name: _____

Name: Anthony Snipes

Title: _____

Title: City Manager

Date: _____

Date: _____

Note: Modification of this Form requires approval by the Office of the City Attorney.

EXHIBIT "A"
SERVICES

EXHIBIT "B"

COMPENSATION



**Request for Qualifications (RFQ) No. 19-338
Dated, June 18, 2019**

**PROFESSIONAL ENGINEERING SERVICES RELATED TO
Mustang Bayou Wastewater Treatment Plant Expansion and Rehabilitation**

EVALUATION MATRIX

**INSTRUCTIONS AND DIRECTIONS FOR COMPLETING
RFQ EVALUATION MATRIX**

1. Complete "Proposer Name" by filling in the name of respondent being evaluated.
2. Each respondent is to be scored by the following scale:
 - 5 = Exceptional, exceeds and fully meets all requirements
 - 4 = Advantageous, exceeds some requirements
 - 3 = Meets minimal requirements
 - 2 = Addresses most of minimal requirements
 - 1 = Addresses part of minimal requirements
 - 0 = Unacceptable
3. Respondent scores are to be multiplied by the weight applied to each evaluation factor. The weight of each evaluation factor is listed on the evaluation matrix and listed within the "WEIGHT" column.
4. Extend the total of each score to the "SCORE TOTAL" column of the evaluation matrix for each evaluation factor.
5. After each evaluation factor has been scored and totaled, add the score of each evaluation factor to determine the overall "PROPOSER SCORE" for each respondent.

EVALUATION SUMMARY SHEET

Proposer Name: _____

| Evaluation Criteria | Evaluator Score | Weight | Score Total |
|--|-----------------|--------|-------------|
| 1. The qualifications of the Engineer Firm- | _____ | 10 | _____ |
| 2. Similar and relevant past and depth project experience, which includes integrating packaged wastewater treatment plant units.- | _____ | 40 | _____ |
| 3. Ability to assign qualified engineering staff that will be in responsible charge of the project and will be able to complete the work within the time schedule required.- | _____ | 10 | _____ |
| 4. Location of project staff with respect to the general geographic area of the project. Strong consideration will be given to firms in the Greater Houston MSA (metropolitan statistical area)- | _____ | 10 | _____ |

| | | | |
|--|--|----|--|
| 5. The consultant has, on past projects, demonstrated innovative concepts- | | 10 | |
| 6. Suggested project approach- | | 15 | |
| 7. Knowledge of local conditions.- | | 5 | |

Total Score

Evaluator Name: _____
(Printed)

Evaluator Signature: _____

Mustang Bayou Waste Water Treatment Plant Expansion and Rehabilitation

| <u>Respondent</u> | <u>Evaluator A</u> | <u>Evaluator B</u> | <u>Evaluator C</u> | <u>Evaluator D</u> | <u>Evaluator E</u> | <u>Total</u> |
|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------|
| Ardura | 420 | 490 | 495 | 500 | 460 | 2365 |
| Jones Carter | 455 | 435 | 500 | 500 | 405 | 2295 |
| H R Green | 410 | 415 | 485 | 490 | 415 | 2215 |

Selection will be based on qualifications per the City's consultant selection policy. The general procedure for soliciting and evaluating Request for Qualifications consists of:

City staff selection committee will evaluate the qualifications received from respondents and prepare a short list of three to five respondents (firms).

- City staff may also present the proposed short listed firms to the City Council sub-committee (PDI) for review and recommendation.
- Firms short listed by the staff selection committee may be invited to appear for separate presentations to the staff selection committee. City staff personnel that will be assigned to the project will conduct the presentation. The presentation should define the respondents understanding of the project, set forth the approach to the project and establish the experience of the personnel assigned to the project.
- Following the staff selection committee review of the presentations, a final ranking of the short listed firms will be prepared by staff and presented to the City Council sub-committee (PDI) with the recommendation to begin negotiations with the top ranking firm. PDI sub-committee will authorize staff to begin negotiations with the selected\top ranking firm.. All short listed firms will be notified.
- Negotiations will be initiated with the top-ranking\selected firm. The firm will be contacted and requested to meet with the City staff to develop a detailed proposed scope of work and a schedule of fees for that work. If the City staff is unable to successfully negotiate a contract with the top-ranking firm, then the City staff will proceed to meet with the second ranking firm and enter negotiations with that firm. This process will be repeated until a successful contract negotiation has occurred, or the City terminates the process.



Council Agenda Item Cover Memo
May 6, 2013

To: Mayor and City Council
Agenda Item: 6(i) Consider authorizing a Consultant Selection Policy
Submitted by: Scott Elmer, Assistant City Manager

SYNOPSIS

Staff proposes the use of a consultant selection policy to assure the selection of consultants for specialized services, such as: engineering, environmental planning, management, training, and scientific consultant services, will occur in an effective, legal, timely, and impartial manner.

BACKGROUND

The purpose of utilizing a consultant selection policy is to locate the most qualified firm to perform required work and negotiate a fair and equitable agreement. Law prohibits the selection of specific consultants by the competitive bidding process although estimated costs may be a factor considered in overall proposal evaluation.

The consultant selection policy applies only to contracts for professional services, the selection of which should be primarily based on the qualifications of a selected consulting firm. Professional services include (but are not limited to): registered architects, registered engineers, land surveyors, and certified real estate appraisers.

The policy requires a qualifications based selection (QBS) process be used to ensure the following: projects are designed in a manner that is safe, innovative, environmentally sound, and cost effective over the project's life cycle. The QBS process also makes it more likely to obtain a qualified service provider than through competitive bidding, and also allows small firms to compete for contracts.

The attached consultant selection policy is intended to be used as internal policies and procedures; an outline of the policy is as follows:

- Assessment of Need: The project manager will generate a description of the consultant need or draft a Request for Qualifications (RFQ), a general scope of services and budget estimate for the Department Director or City Manager for consideration.
- Develop Scope of Services: A written scope of services will assure potential respondents address the project properly and effectively by articulating all known parameters of the project.
- RFQ Evaluation & Consultant Selection: Evaluation criteria will be established in accordance with the firm's principals' and employees' education, experience, and expertise

with particular attention to their qualifications, competence and past performance on similar projects.

- The policy also lists other criteria that may be used in the selection process, such as: firm's project approach, availability of equipment and facilities, present workload, financial stability, proximity of the firm to the project site or city offices, and firm's history working with the city.
- A staff selection committee, including the Department Director, will be created to perform various tasks in the selection process, such as: evaluation of need, solution approach, and review of consulting firm qualifications.
- Negotiating Agreements: The project manager will begin negotiations with the number one ranked firm by working on refining the fee schedule and project scope to reach a mutual understanding.
- Bypassing the consultant selection process: Although the general practice will be to solicit requests for qualifications, the policy allows for staff to negotiate directly with a firm that has previously established a satisfactory working relationship with a qualified professional services firm.
 - Contracts less than \$25,000: are less cost effective to follow the formal selection process, therefore the project manager will obtain approval of the City Manager before proceeding with negotiating directly with a qualified firm;
 - Contracts above \$50,000: will require consideration by the Consultant Selection Committee and then the City Council.

| |
|------------------------|
| FISCAL ANALYSIS |
|------------------------|

No direct impact.

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|-----------------------------|
| SUPPORTING MATERIALS |
|-----------------------------|

1. Consultant Selection Policy.

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|-------------------------------|
| STAFF'S RECOMMENDATION |
|-------------------------------|

Staff recommends authorizing the attached consultant selection policy.

CONSULTANT SELECTION AND USE POLICY

A. PHILOSOPHY STATEMENT

Due to the availability of resources, the City of Missouri City has traditionally operated city government under the “generalist” philosophy. A generalist is a person without deep expertise in any one area but with a broad understanding of multiple areas. For example, some doctors are general practitioners, capable of dealing with a wide range of medical issues but not specialists in one type of medicine. The most important aspect of being a generalist is the ability to see the intersection between different aspects of the business. For instance, it's not helpful to know a little about design and a little about marketing if you don't have any insight into how design issues affect marketing considerations, and vice versa. Most cities don't have the budget or the dedicated workload to hire specialists, so they employ generalists with a wider range of skills. According to experts, it takes 10,000 hours of practice to master a specific discipline. Specialists are professionals who take the time and effort needed to become experts at one aspect of a particular business. For instance, some doctors specialize in a specific area of medicine, such as hand and wrist surgery. The advantage of hiring a specialist is that the person is a true expert in the field, with a deep understanding of the nuances of a particular problem. When a city needs a professional with a much higher than average skill at some aspect of a project, it will hire a specialist to fill that role. This has the advantage of reducing costs by not maintaining staff and equipment that is only needed in specific situations. This philosophy also avoids the “opportunity costs” of city staff being dedicated to a specific area of expertise at the expense of spending resources on other necessary activities. The disadvantage of hiring a staff specialist is that the expert may be less knowledgeable about other aspects of the business and may become less valuable to the city if the situation changes.

The City of Missouri City has had and will continue to have the need for engineering, environmental planning, management, training and scientific consultant services. To assure the consultant selection occurs in an effective, legal, timely and impartial manner the following procedures will be used.

The following consultant selection policies and procedures are intended as internal policies and procedures. The policies and procedures grant no contractual rights, either substantive or procedural, in the consultant selection process.

B. PROFESSIONAL SERVICES vs. TRADITIONAL PROCUREMENT

Contracts for professional services are exempt from complying with the provisions of Texas Government Code, Chapter 2254, Subchapter B. As outlined by the federal Brooks Act, professional services should be based primarily upon the qualifications of the selected firm. The philosophy behind qualifications based selection (QBS) is:

- QBS ensures that projects are designed in a manner that is safe, innovative, environmentally sound, and cost-effective over the project's life cycle;
- QBS allows life-cycle costs such as construction, operations, and maintenance to be factored into project design;

- The procuring agency is more likely to obtain a qualified service provider through QBS than through competitive bidding because the QBS procedure requires respondents to submit information that outlines the applicability of their qualifications to the particular project at hand;
- It allows small firms to compete for contracts based on quality of services provided on equal footing with larger firms. Larger firms would have a distinct advantage if competitive bidding were based solely on price

The following services are considered “professional” by Texas statute.

- Registered architects;
- Registered engineers;
- Optometrists;
- Land surveyors;
- Physicians and surgeons;
- Certified public accountants;
- Registered nurses;
- Certified real estate appraisers.

Contracted services by the above professionals that fall outside their scope of practice may be governed by other procurement requirements. For example, management consulting services by a certified public accountant would not be exempt as a professional service. Services outside of the contracted services listed above follow the appropriate Texas statutes on procurement.

C. ASSESSMENT OF NEED

The project manager shall generate a brief description of the consultant need or draft Request for Proposal/Qualifications, a general scope of services and budget estimate to the Department Director or City Manager, as appropriate, for consideration. Consultant services are generally used to obtain the following:

1. Expertise of a specialized nature which is not available within the department or from another department;
2. Outside expertise to provide a new, impartial or broader perspective on a specific project or process;
3. The skill of experts whose established prestige can contribute to important projects;
4. Performance of one-time projects of limited duration that do not warrant additional, permanent staff;
5. On time delivery of projects due to deadlines, compressed project schedules and/or existing staff workload;

6. Innovative solutions and/or processes due to a new viewpoint, a broader base of experience or a larger team of disciplines and experience;
7. Better risk management through shifting the risk to a consultant with total control of the project and/or design;
8. Cost effectiveness due to an integrated project team and economies of scale; and
9. Legal compliance with state and/or federal regulations that require specific design professionals or licensed disciplines.

Consultant services should not be used to:

1. Make policy or managerial decisions that are the direct responsibility of department management;
2. Circumvent personnel ceilings, pay limitations or competitive employment procedures;
3. Supervise permanent employees,
4. Perform routine, long-term tasks that are normally the responsibility of permanent employees. The exception to this would be the use of operation specific companies (i.e. utility operators) or term contracts for maintenance operations (i.e. on-call plumbing specialists).

D. DEFINING THE PROJECT AND DEVELOPING A SCOPE OF SERVICES

A staff selection committee made up of the appropriate Department Director or his or designee, project manager and other appropriate staff shall be created to perform various tasks in the selection process. The Director may also invite other individuals with specific expertise to sit on the selection committee when appropriate. There is no minimum size established for the selection committee and there may be occasions when the selection committee is a single person. A comprehensive evaluation of the problem or need which resulted in the project is essential to the consultant selection process. The solution, approach, and eventually the approach for the project will evolve out of the expertise offered by the firm responding to the request for proposals/qualifications. A specific scope of services will develop out of contract negotiations with the firm ranked most appropriate for the project. But in order to assure the respondents address the project properly and effectively, it is important to clearly articulate all known parameters of the project.

A written scope of service can be one or more pages, depending on the project size, to clearly define the scope of the service desired. This information should involve the following processes:

1. Describe in general terms the need, purpose and objective of the project.
2. Identify the various project components.
3. Set the desired timetable for the effort.

4. Identify expected problems.
5. Determine the approximate project cost range or budget if applicable.
6. Determine if hourly rates and/or project component costs are appropriate to review as part of the Request for Proposals
7. Identify information, data or services that will be provided by SMC, if any.

E. REQUESTS FOR PROPOSALS/QUALIFICATIONS (RFP/RFQ)

When a need for consulting services has been determined, and a scope of services has been prepared, the selection committee will review and approve the RFP/RFQ. The City Purchasing Manager will oversee the RFP/RFQ process. The RFP/RFQ process will be conducted in accordance with the process outlined under state law and in accordance with generally accepted purchasing guidelines.

F. RFP/RFQ EVALUATION AND CONSULTANT SELECTION

Typical criteria for both evaluating and ranking firms may include but not be limited to the following:

1. The education, experience and expertise of the firm's principals and employees who will be assigned key project responsibilities, with particular attention to their qualifications, competence and past performance.
2. The firm's general experience and history of performance on projects similar to the one under consideration with references. Recommendations and opinions of each firm's previous clients as to the ability to meet deadlines and remain within budget. Prior clients may also be able to advise as to each firm's sense of responsibility; attitudes of key personnel; concern for economy, efficiency and environment; and quality of service.
3. Availability of equipment and facilities to do the needed work expeditiously. If necessary, perform an on-site examination to observe each firm's facilities and the sites of current and/or completed projects, including computer capability, reproduction and communication equipment, laboratory and testing equipment, or other specialized equipment applicable to the project under consideration.
4. The firm's approach to plan development, organization and management of a project effort, including communication procedures, approach to problem solving, data gathering methods, evaluation techniques and similar factors.
5. Present workload with attention to current and future commitments of available personnel - particularly those key persons expected to be assigned to the project.
6. Financial stability, with particular attention to avoiding a situation in which the firm is solely dependent upon income from the project at hand for its existence.
7. Proximity of the firm to the proposed project site and/or city offices.

8. Awards received by the firm and technical papers authored by employees that are relevant to the project under consideration.

9. If the City has worked successfully with a specific firm and can cite any or all of the following advantages:

- The firm's personnel are acquainted with the agency's organization and local conditions.
- Information from the files of past assignments is of great importance.
- Compatibility with agency organization is assured.
- A smooth start-up and satisfactory progress will result since both parties will be dealing with known factors.

10. Hourly rates and other applicable fees and breakdowns of requested project costs at the stage appropriate under state law.

The selection committee shall arrive at a consensus of which criteria should be evaluated and a per criteria weighting value. The weight given each evaluation criterion in the ranking process may vary from project to project. In all projects where estimated project costs are received, cost information shall not be used as sole criteria nor shall it have the greatest weight for ranking purposes. Using the agreed criteria, the project manager shall establish a maximum of 5 short listed firms. Individual firm scoring shall be withheld until the selection committee rankings are completed. The selection committee, upon agreement of the short listed firms, shall rank the firms, in order of preference, to establish an ordinal ranking. A summary of the selection shall be prepared noting the criteria, weightings, and ranking of the top firms. The final product shall be a recommended firm and a short list of the top firms.

G. NEGOTIATING AN AGREEMENT WITH THE SELECTED FIRM

The Project Manager or his or her designee will meet with the number one ranked firm to clarify the scope of the project in more detail. At this time, it is appropriate to ask for a fee schedule and refinements.

a. Scope of Project. An important objective of the negotiation process is to reach a complete and mutual understanding of the scope of professional services to be provided and the degree of performance desired. The general scope of professional services developed during the selection process, may be too broad to serve as the contract scope of service. The negotiation process offers the opportunity for refinement, amendment and complete definition of the services to be rendered, as well as the areas of responsibility and liability for those services. Mutual understanding on these points, at the negotiation stage, can minimize the possibility of misunderstanding as the project progresses.

Special elements of the project to be established during negotiation include:

1. Project schedule
2. Project Approach
3. Manpower requirement & timing

4. Level of effort
5. Avenues of research
6. Areas of responsibility/liability
7. Detailed Definition of "Deliverable"
8. All identifiable project costs and contract "not to exceed" amount
9. Add Alternates - scope and cost estimates

b. Negotiate Agreement Terms. Contracts between the City and consulting firms must be set forth in fully executed agreements. All subcontractors or sub consultants shall be approved by the city prior to execution of the final contract. If the city is able to reach an agreement with the firm and if the fee is within range of the budget, the city will proceed to finalize an agreement. If problems arise with the scope of the project or the fee, further discussion and clarification may be required.

c. If the City cannot agree on the scope and fee, the City will drop negotiations with the top ranked firm and continue the process with the second ranked firm. If the top ranked firm has been approved by the Council Consultant Selection Committee, staff will request permission from the committee to move to the second ranked firm. This process will continue until a mutual accord has been reached. Generally, this accord is reached with the first or second firm.

H. BYPASSING THE CONSULTANT SELECTION PROCESS

1. Previous Working Relationships

It is allowable for a local government, who has a satisfactory working relationship with a qualified professional services firm, to negotiate directly with that firm for further services. It will be the City's general practice to solicit requests for proposals even though it may have developed a satisfactory working relationship with a specific firm. However, it is possible that the city may choose to bypass the selection process and enter directly into a contract with a firm with which the City has previously worked. In this case the city will outline the uniqueness of the situation (i.e. It is Phase II of a multi phase project in which the selected consultant had completed Phase I).

2. Sole Source Consultant Selection

Occasionally, it may be desirable (or necessary) to directly select a specific consultant for a given project. Reasons for directly selecting a specific consultant are normally

- a. Specific and unusual expertise offered by the consultant that other consultants do not have and which is necessary to properly accomplish a project.
- b. The consultant is recognized as being that much more competent than competitors in a given area that the process of selection would become moot.
- c. The consultant has significant prior knowledge of the project or relevant proprietary information that the use of the consultant would generate significant cost savings for the city.

3. Contracts Less than \$25,000

It is not always cost effective to follow the formal selection process for smaller contracts. If a contract is estimated to be less than \$25,000 it may be subject to a reduced selection process as follows.

- The project manager shall obtain approval of the City Manager;
- The project manager shall define the project scope and services ;
- The project manager shall consider firms that have the desired qualifications ;
- The firm selection process will consider the appropriate selection criteria
- Negotiations shall proceed with the Selected Firm and upon successful completion a contract will be forwarded to the City Manager for execution.

While this process is intended to follow the same basic principles as the formal process for contracts above \$25,000, the extent of documentation is reduced in the interest of cost effectiveness.

4. Contracts above \$50,000

Contracts above \$50,000 will require consideration by the Consultant Selection Committee and then the City Council. When submitting the consultant contract to the Consultant Selection Committee for approval, the cover memo/staff recommendation should include the rationale for the consultant selection decision. When submitting to City Council the cover memo should include the Consultant Selection Committee recommendation.

I. SUMMARY

Ranking and negotiations involve a considerable amount of subjective judgment. Since consultant projects can involve a large expenditure of public funds, accountability for decisions and value judgments is most important. To ensure adequate accountability:

- Involve more than one knowledgeable person in the evaluation process.
- Be consistent in reviewing each applicant.
- Keep accurate and complete records of all correspondence, memos, evaluations and decisions.

Again, the primary purpose of undertaking this process for selection is to locate the most qualified firm to do the work and negotiate a fair and equitable agreement. Law prohibits the selection of specific consultants by the competitive bidding process although estimated costs may be a factor considered in overall proposal evaluation. It is important to note that the most qualified firm is not necessarily the largest firm. A selection is made based upon experience and expertise in projects of the same type. Conceivably, a small firm could be more qualified than a larger firm, depending on the project size, specialties, and time schedule.



CITY COUNCIL AGENDA ITEM COVER MEMO

August 5, 2019

To: Mayor and City Council
Agenda Item: 9(b) Authorize Purchase of Fleet Equipment (Front End Loader)
Submitted by: Mike Tubbs, Fleet Superintendent

SYNOPSIS

The Fleet Maintenance Division requests to replace the City's only heavy duty wheel loader.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

Our current unit #4280, a 2007 Terex Front End Wheel Loader, was damaged beyond repair on May 22, 2019 and declared a total loss by the Texas Municipal League (TML).

This piece of heavy duty equipment is used almost every day in repairing our city's streets and is especially essential during and after storms for cleanup and other safety measures.

The replacement unit will be purchased using the Texas Buy Board Contract listed in the attachment.

The total expenditure for this equipment is \$165,429.

- **One (1)** - Replacement Unit 2019 John Deere 524L Wheel Loader
Texas Buy Board #515-16, Cost \$165,429.

BUDGET ANALYSIS

| Funding Source | Account Number | Project Code/Name | FY19 Funds Budgeted | FY19 Funds Available | Amount Requested |
|------------------------|-------------------|--------------------------|---------------------|----------------------|------------------|
| Fleet Replacement Fund | 606-58650-15-999- | Transportation Equipment | \$990,334 | \$199,399 | \$165,429 |

Purchasing Review: Shannon Pleasant, CTPM - Purchasing & Risk Manager

Financial/Budget Review: Bertha P. Alexander, Budget & Financial Reporting Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Buy Board Quote

STAFF'S RECOMMENDATION

Staff recommends approval of this purchase through the Fleet Maintenance Replacement Fund in the amount of \$165,429.

Director Approval: Shashi K. Kumar

**Assistant City Manager/
City Manager Approval: Bill Atkinson**

Selling Equipment

Quote Id: 19414544

Customer: CITY OF MISSOURI CITY

JOHN DEERE 524L WHEEL LOADER

Hours:

Stock Number:

Selling Price
 \$ 165,429.00

| Code | Description | Qty | Unit | Extended |
|------------------------------------|---|-----|---------------|---------------|
| 7570DW | 524L WHEEL LOADER | 1 | \$ 170,639.00 | \$ 170,639.00 |
| Standard Options - Per Unit | | | | |
| 170C | JDLink Ultimate 5 Year Subscription | 1 | \$ 0.00 | \$ 0.00 |
| 0924 | John Deere PowerTech Engine | 1 | \$ 15,951.00 | \$ 15,951.00 |
| 1010 | Standard Wheel Loader | 1 | \$ 0.00 | \$ 0.00 |
| 1110 | 5-Speed Powershift Transmission | 1 | \$ 0.00 | \$ 0.00 |
| 1210 | 100 amp Alternator | 1 | \$ 0.00 | \$ 0.00 |
| 1310 | Flat Black Curved Stack | 1 | \$ 0.00 | \$ 0.00 |
| 1430 | Engine Air Intake System with Centrifugal Precleaner | 1 | \$ 667.00 | \$ 667.00 |
| 1520 | Automatic Reversing Hydraulic Fan | 1 | \$ 1,650.00 | \$ 1,650.00 |
| 1610 | Standard Fuel Filter with Water Separator and Standard Fuel Fill | 1 | \$ 0.00 | \$ 0.00 |
| 1905 | Standard Cab | 1 | \$ 0.00 | \$ 0.00 |
| 1945 | 7 inch Monitor with Dedicated Rear Camera Display | 1 | \$ 1,645.00 | \$ 1,645.00 |
| 1970 | Hydrau Hydraulic Fluid | 1 | \$ 0.00 | \$ 0.00 |
| 2010 | Standard Z-BAR | 1 | \$ 0.00 | \$ 0.00 |
| 2120 | Steering Wheel Only | 1 | \$ 0.00 | \$ 0.00 |
| 2220 | Deluxe Seat, Cloth with Air Suspension | 1 | \$ 0.00 | \$ 0.00 |
| 2350 | Single Axis Lever Controls | 1 | \$ 202.00 | \$ 202.00 |
| 2403 | Three Function Hydraulics | 1 | \$ 2,231.00 | \$ 2,231.00 |
| 2510 | Ride Control | 1 | \$ 4,015.00 | \$ 4,015.00 |
| 2605 | English Decals and Manuals | 1 | \$ 0.00 | \$ 0.00 |
| 2708 | 8 Amp Converter | 1 | \$ 0.00 | \$ 0.00 |
| 2890 | No Payload Scale without Cycle Counter | 1 | \$ 0.00 | \$ 0.00 |
| 3046 | Front Hydraulically Locking Differential and Rear Conventional Differential Axles | 1 | \$ 0.00 | \$ 0.00 |
| 3110 | Automatic Differential Lock | 1 | \$ 1,429.00 | \$ 1,429.00 |
| 4313 | Titan, 20.5-25 12PR L2 Bias Tires with 3pc Rims | 1 | \$ 10,500.00 | \$ 10,500.00 |
| 5530 | Standard Front Fenders | 1 | \$ 0.00 | \$ 0.00 |
| 5610 | Left Side Steps Only | 1 | \$ 0.00 | \$ 0.00 |
| 5760 | 60 in (1524mm) Wide Fork Frame | 1 | \$ 4,222.00 | \$ 4,222.00 |
| 5890 | 72 Inch (1829mm) Construction Tines | 1 | \$ 1,440.00 | \$ 1,440.00 |

Selling Equipment

DOGGETT

Quote Id: 19414544

Customer: CITY OF MISSOURI CITY

| | | | | |
|---------------------------------|---|---|----------------------|----------------------|
| 7120 | Halogen Work and Drive Lights | 1 | \$ 0.00 | \$ 0.00 |
| 8220 | Rear Hitch and Counterweight | 1 | \$ 0.00 | \$ 0.00 |
| 8240 | Rear Camera | 1 | \$ 1,085.00 | \$ 1,085.00 |
| 8275 | Strobe Beacon with Left Beacon Bracket | 1 | \$ 275.00 | \$ 275.00 |
| 8310 | Standard Exterior Mirrors | 1 | \$ 0.00 | \$ 0.00 |
| 8360 | Standard Radio | 1 | \$ 576.00 | \$ 576.00 |
| 8450 | Cab with Air A/C Charge | 1 | \$ 0.00 | \$ 0.00 |
| 8560 | Hydraulic Coupler - JRB 416 Pattern | 1 | \$ 5,518.00 | \$ 5,518.00 |
| 8860 | Bolt-on Cutting Edge | 1 | \$ 1,003.00 | \$ 1,003.00 |
| 8910 | 3.0 Cu. Yd. Bucket (Coupler only) | 1 | \$ 7,007.00 | \$ 7,007.00 |
| 9410 | Transmission and Bottom Guards | 1 | \$ 1,937.00 | \$ 1,937.00 |
| Standard Options Total | | | | \$ 61,353.00 |
| Dealer Attachments | | | | |
| WL2GB100 | Werk-Brau 2.50 Yard Grapple Bucket | 1 | \$ 14,629.00 | \$ 14,629.00 |
| Dealer Attachments Total | | | | \$ 14,629.00 |
| Service Agreements | | | | |
| | BUYBOARD CONTRACT PRICING | 1 | \$ 0.00 | \$ 0.00 |
| | Buyboard Contract # 515-16 | 1 | \$ 0.00 | \$ 0.00 |
| | John Deere Extended Warranty - 48 Month 5000 Hour Powertrain and Hydraulic Warranty | 1 | \$ 0.00 | \$ 0.00 |
| Service Agreements Total | | | | \$ 0.00 |
| Other Charges | | | | |
| | Local Delivery | 1 | \$ 400.00 | \$ 400.00 |
| | Freight | 1 | \$ 3,328.50 | \$ 3,328.50 |
| | Setup | 1 | \$ 1,467.00 | \$ 1,467.00 |
| Other Charges Total | | | | \$ 5,195.50 |
| Suggested Price | | | | \$ 251,816.50 |
| Customer Discounts | | | | |
| Customer Discounts Total | | | \$ -86,387.50 | \$ -86,387.50 |
| Total Selling Price | | | | \$ 165,429.00 |

Quote Id: 19414544

Prepared For:
CITY OF MISSOURI CITY



Prepared By: **PATRICK NICKERSON**

Doggett Heavy Machinery
9111 North Freeway
Houston, TX 77037

Tel: 713-679-6700

Fax: 713-674-0305

Email: patrick.nickerson@doggett.com

** will extend if
NEEDED !*

Offer Expires: 31 July 2019



CITY COUNCIL AGENDA ITEM COVER MEMO

August 5, 2019

To: Mayor and City Council

Agenda Item: 9(c) Authorize the City Manager to negotiate and execute a contract with Construction Masters of Houston for the provision of renovation services related to the remodel of certain office space and restrooms at Fire Station # 1.

Submitted by: Eugene Campbell, Fire Chief
Mario Partida, Assistant Fire Chief-Operations

SYNOPSIS

The Fire Department requests authorization for the City Manager to negotiate and execute a contract with Construction Masters of Houston for the provision of services related to the remodel of certain office space and restrooms at Fire Station # 1.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Have quality development through buildout

BACKGROUND

As the Fire Department desired to expand and reorganize our facilities at Fire Station # 1 to both accommodate Fort Bend County EMS staff and to upgrade the space for a more aesthetic environment, fire staff reached out to Public Works for direction. Public Works directed us to Construction Masters of Houston who has partnered with the City on several remodeling projects in the last year.

Construction Masters of Houston met with Fire staff and leadership and have developed a satisfactory plan to move forward with this remodel project. We anticipate this project to last not more than fifty-days so as not to disrupt normal operations any more than necessary.

This project will be based on Harris County Department of Education/Choice Partners contract # 15/041JN-04. As such, this project meets all of the State of Texas and Missouri City procurement requirements.

City budgeted funds will be utilized for the office renovation at \$ 38,470.20. Funds to be received from Fort Bend County through an ILA approved by this Council on July 15, 2019 in the amount of \$ 66,243.76 will be utilized for the restroom renovation.

BUDGET/FISCAL ANALYSIS

| Funding Source | Account Number | Project Code/Name | FY19 Funds Budgeted | FY19 Funds Available | FY19 Amount Requested |
|----------------|------------------|-------------------|---------------------|----------------------|-----------------------|
| | 101-53504-14-136 | | \$146,163 | \$54,589 | \$38,470 |

Purchasing Review: Shannon Pleasant, CTPM - Procurement & Risk Manager
Financial/Budget Review: Bertha P. Alexander, Budget & Financial Planning Manager

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Construction Masters Quotes for Office and Restroom Remodel

STAFF'S RECOMMENDATION

The Fire Department requests authorization for the City Manager to negotiate and execute a contract with Construction Masters of Houston for the provision of services related to the remodel of certain office space and restrooms at Fire Station # 1.

Director Approval: Eugene Campbell, Jr., Fire Chief

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



P.O. Box 1587 – Pearland, Texas 77588 – 281/997-2640 – Fax: 281 / 485-4702

6/26/19

City of Missouri City
1522 Texas Parkway
Missouri City, TX 77489
Attn: Mark Law

Re: Fire Station 1 Office Renovations Revised
Choice Partners ID: 15/041JN-04

As requested, Construction Masters of Houston is pleased to submit this JOC Proposal, inclusive of attachments, for your consideration. All work associated with the Proposal is to be in accordance with HCDE/CP contract 15/041JN-04.

Our quote is based on the Houston city cost index from the RS Means Unit Price Bulletin. The amount shown in the Extended Total column already reflects the Houston labor rates.

| | | |
|--|-----------|------------------|
| Extended Total Including Overhead and Profit from RS Means | \$ | 43,147.96 |
| Total of Non Pre-priced Line Items | | |
| Construction Masters Standard Coefficient (88%) | \$ | (5,177.76) |
| Project Price Subtotal | \$ | 37,970.20 |
| Performance and Payment Bonds (Pass-thru cost) | \$ | - |
| Permitting (Pass-thru cost) | \$ | 500.00 |
| Total Job Order Contract Price | \$ | 38,470.20 |

Scope of Work: Fire Station 1 Office Renovations

- Demo
 - o Existing light fixtures, switches and plugs.
 - o Acoustical Ceilings.
 - o AC and exhaust fans registers.
 - o Demo walls to allow for new layout.
 - o Demo Existing flooring(with the exception of the ceramic tile)

- Build Back – Supply and Install all unless noted.
 - o Acoustical tile.
 - o Paint existing grid.
 - o Paint exposed sheetrock.



- New lighting –2 x 4 LED.
- Switches and covers/ plugs and cover.
- AC and Exhaust fan registers.
- Install new carpet in BC office.
- Install VCT in remaining affected office area.
- Countertop wrapping 2 walls is watch office.

Exclusions'. Permit Fees, Bonds, Sprinklers and Fire alarm devices.

- Normal Working Hours of M-F 8:00 – 5:00

Attached: Unit Detail Report, Unit Summary Report

Thank You for the Opportunity,
Dennis Busby



www.cmhou.com

Cost Estimate Report

Mark Law

Date: 06/26/2019

Missouri City Fire Station Office

Year 2018 Quarter 1

Unit Detail Report

Prepared By: Justin Davis

Construction Masters of Houston

| LineNumber | Description | Quantity | Unit | Total Incl. O&P | Ext. Total Incl. O&P |
|--|--|----------|--------|-----------------|----------------------|
| Division 01 General Requirements | | | | | |
| 013113200240 | Field personnel, superintendent, minimum | 2.00 | Week | \$3,350.00 | \$6,700.00 |
| 017413200052 | Cleaning up, cleanup of floor area, continuous, per day, during construction | 3.00 | M.S.F. | \$55.89 | \$167.67 |
| 017413200100 | Cleaning up, cleanup of floor area, final by GC at end of job | 4.00 | M.S.F. | \$76.69 | \$306.76 |
| Division 01 General Requirements Subtotal | | | | | \$7,174.43 |
| Division 02 Existing Conditions | | | | | |
| 024119190840 | Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost | 1.00 | Week | \$850.00 | \$850.00 |
| 024119192000 | Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost | 30.00 | C.Y. | \$40.51 | \$1,215.30 |
| Division 02 Existing Conditions Subtotal | | | | | \$2,065.30 |
| Division 09 Finishes | | | | | |
| 090505101250 | Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove | 935.00 | S.F. | \$0.52 | \$486.20 |
| 090505200400 | Flooring demolition, carpet, bonded, includes surface scraping | 935.00 | S.F. | \$0.32 | \$299.20 |
| 090505200850 | Flooring demolition, vinyl or rubber cove base, straight section | 420.00 | L.F. | \$0.32 | \$134.40 |
| 090505301000 | Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed | 1,008.00 | S.F. | \$0.32 | \$322.56 |
| 095123101125 | Suspended acoustic ceiling tiles, mineral fiber tile, lay-in, fine texture, 2' x 2' or 2' x 4', 3/4" thick | 935.00 | S.F. | \$2.87 | \$2,683.45 |
| 095123101190 | Suspended acoustic ceiling tiles, for fire rating, add | 935.00 | S.F. | \$0.53 | \$495.55 |
| 096510103600 | Latex underlayment, cementitious for resilient flooring, 1/8" thick | 935.00 | S.F. | \$4.09 | \$3,824.15 |

| LineNumber | Description | Quantity | Unit | Total Incl. O&P | Ext. Total Incl. O&P |
|--------------------|---|----------|------|-----------------|----------------------|
| 096513131100 | Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick | 420.00 | L.F. | \$2.82 | \$1,184.40 |
| 096519197050 | Flooring, vinyl composition tile, embossed, 12" x 12" x 1/16" | 600.00 | S.F. | \$3.90 | \$2,340.00 |
| 096816103700 | Carpet, commercial grade, direct cement, Olefin, 32 oz., medium to heavy traffic | 64.00 | S.Y. | \$39.07 | \$2,500.48 |
| 099123721670 | Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation | 3,000.00 | S.F. | \$1.23 | \$3,690.00 |
| Division 09 | Finishes Subtotal | | | | \$17,960.39 |
| Division 12 | Furnishings | | | | |
| 123619102900 | Countertops, maple, solid, laminated, 1-1/2" thick, excl. backsplash | 34.00 | L.F. | \$117.68 | \$4,001.12 |
| Division 12 | Furnishings Subtotal | | | | \$4,001.12 |
| Division 23 | Heating, Ventilating, and Air Conditioning (HVAC) | | | | |
| 233713300380 | Grille, aluminum, air supply, adjustable, single deflection, 24" x 24" | 12.00 | Ea. | \$78.66 | \$943.92 |
| Division 23 | Heating, Ventilating, and Air Conditioning (HVAC) Subtotal | | | | \$943.92 |
| Division 26 | Electrical | | | | |
| 260505101790 | Receptacle & switches, 15 to 30 amp, electrical demolition, remove | 22.00 | Ea. | \$3.66 | \$80.52 |
| 260505102120 | Fluorescent fixtures, interior, 2 lamp, 2' x 4', electrical demolition, remove, recessed drop-in, to 15' high, including supports & whips | 17.00 | Ea. | \$29.80 | \$506.60 |
| 260505505320 | Emergency battery pack lighting unit, electrical demolition, remove | 1.00 | Ea. | \$41.10 | \$41.10 |
| 260590104330 | Receptacle devices, residential, decorator style, GFI, EMT & wire, 20', 15 amp, incl box & cover plate | 22.00 | Ea. | \$150.44 | \$3,309.68 |
| 262726201200 | Toggle switch, quiet type, double pole, 20 amp | 8.00 | Ea. | \$63.93 | \$511.44 |
| 262726202600 | Wall plates, stainless steel, 1 gang | 30.00 | Ea. | \$9.03 | \$270.90 |
| 265113551020 | Interior LED fixtures, troffer, recess mounted, 6,400 lumens, 2' x 4', replaces four T8 lamp, incl lamps, mounting hardware and connections | 17.00 | Ea. | \$325.86 | \$5,539.62 |
| 265213160120 | Exit lighting, incandescent, explosion proof, ceiling or wall mount | 1.00 | Ea. | \$742.94 | \$742.94 |
| Division 26 | Electrical Subtotal | | | | \$11,002.80 |

| LineNumber | Description | Quantity | Unit | Total Incl. O&P | Ext. Total Incl. O&P |
|------------|---|----------|------|-----------------|----------------------|
| | Subtotal | | | | \$43,147.96 |
| | General Contractor's Markup on Subs | | | 0.00% | \$0.00 |
| | Subtotal | | | | \$43,147.96 |
| | General Conditions | | | 0.00% | \$0.00 |
| | Subtotal | | | | \$43,147.96 |
| | General Contractor's Overhead and Profit | | | 0.00% | \$0.00 |
| | Grand Total | | | | \$43,147.96 |



P.O. Box 1587 – Pearland, Texas 77588 – 281/997-2640 – Fax: 281 / 485-4702

04/8/19

City of Missouri City
1522 Texas Parkway
Missouri City, TX 77489
Attn: Mark Law

Re: Fire Station 1 Restroom Renovations Revised
Choice Partners ID: 15/041JN-04

As requested, Construction Masters of Houston is pleased to submit this JOC Proposal, inclusive of attachments, for your consideration. All work associated with the Proposal is to be in accordance with HCDE/CP contract 15/041JN-04.

Our quote is based on the Houston city cost index from the RS Means Unit Price Bulletin. The amount shown in the Extended Total column already reflects the Houston labor rates.

| | | |
|--|-----------|------------------|
| Extended Total Including Overhead and Profit from RS Means | \$ | 74,708.82 |
| Total of Non Pre-priced Line Items | | |
| Construction Masters Standard Coefficient (88%) | \$ | (8,965.06) |
| Project Price Subtotal | \$ | 65,743.76 |
| Performance and Payment Bonds (Pass-thru cost) | \$ | - |
| Permitting (Pass-thru cost) | \$ | 500.00 |
| Total Job Order Contract Price | \$ | 66,243.76 |

Scope of Work: Fire Station 1 Restroom renovations and laundry room.

- Demo
 - o Existing light fixtures, switches and plugs.
 - o Ceiling tile.
 - o AC and exhaust fans registers.
 - o Floor tile and wall tile (only at 3 locations location shower faucets are changing).

- Build Back – Supply and Install all unless noted.
 - o Patch and replace sheetrock as needed at old tile locations in showers.
 - o Flip 3 restroom doors.
 - o 3 -New toilet seats. Remove and reinstall existing toilets as needed for tile replacement.
 - o 3- New shower valves and heads.



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- 12 x 12 porcelain tile on floors with 6" base.
- Patch tile as needed to change 3 shower valves.
- Epoxy Grout
- Paint ceiling grid.
- Replace Ceiling Tile.
- Upper plastic laminate cabinets above toilets in non- ADA restrooms.
- Replace existing bench seats.
- New lighting – 10 -6" LED can lights (7 to be wet area rated for shower and dry off area).
7 2x4 LED
- Switches and covers/ GFCI plug and cover.
- Paint exposed sheetrock.
- AC and Exhaust fan registers.
- All life safety systems to remain.
- Acid wash existing tile.

Alt # 1

- Install VCT in hallway, laundry in lieu of porcelain tile and rubber base.
- **Deduct \$4,800.57**

Alt#2 Change community sinks and tops. Add \$6,133.70

- 3 under mount sinks with faucets.
- Full length 4' tall mirror
- Granite countertops with laminate ADA panel

Exclusions'. Permit Fees, Bonds

- Normal Working Hours of M-F 8:00 – 5:00

Attached: Unit Detail Report, Unit Summary Report

Thank You for the Opportunity,
Dennis Busby



Cost Estimate Report

Mark Law

Date: 04/08/2019

Missouri City Fire Station Restrooms

Year 2018 Quarter 1

Unit Detail Report

Prepared By: Justin Davis

Construction Masters of Houston

| LineNumber | Description | Quantity | Unit | Total Incl. O&P | Ext. Total Incl. O&P |
|--|--|----------|--------|-----------------|----------------------|
| Division 01 General Requirements | | | | | |
| 013113200240 | Field personnel, superintendent, minimum | 4.00 | Week | \$3,350.00 | \$13,400.00 |
| 017413200052 | Cleaning up, cleanup of floor area, continuous, per day, during construction | 10.00 | M.S.F. | \$55.89 | \$558.90 |
| 017413200100 | Cleaning up, cleanup of floor area, final by GC at end of job | 5.00 | M.S.F. | \$76.69 | \$383.45 |
| Division 01 General Requirements Subtotal | | | | | \$14,342.35 |
| Division 02 Existing Conditions | | | | | |
| 024119190840 | Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost | 3.00 | Week | \$850.00 | \$2,550.00 |
| 024119192000 | Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost | 40.00 | C.Y. | \$40.51 | \$1,620.40 |
| Division 02 Existing Conditions Subtotal | | | | | \$4,170.40 |
| Division 06 Wood, Plastics, and Composites | | | | | |
| 060505201220 | Selective demolition, millwork and trim, casework, selective area, remove | 40.00 | S.F. | \$3.05 | \$122.00 |
| Division 06 Wood, Plastics, and Composites Subtotal | | | | | \$122.00 |
| Division 08 Openings | | | | | |
| 080505100500 | Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove | 3.00 | Ea. | \$14.79 | \$44.37 |
| 088313100200 | Mirrors, wall type, polished edge, 1/4" plate glass, over 5 SF, excl. frames | 32.00 | S.F. | \$15.66 | \$501.12 |
| Division 08 Openings Subtotal | | | | | \$545.49 |

| LineNumber | Description | Quantity | Unit | Total Incl. O&P | Ext. Total Incl. O&P |
|---|--|----------|--------|-----------------|----------------------|
| Division 09 Finishes | | | | | |
| 090170100510 | Gypsum wallboard, repairs, prepare, retape and refinish joints | 300.00 | L.F. | \$7.36 | \$2,208.00 |
| 090505101250 | Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove | 722.00 | S.F. | \$0.52 | \$375.44 |
| 090505200850 | Flooring demolition, vinyl or rubber cove base, straight section | 240.00 | L.F. | \$0.32 | \$76.80 |
| 090505200900 | Flooring demolition, vinyl composition tile, 12" x 12" | 535.00 | S.F. | \$0.63 | \$337.05 |
| 090505202000 | Flooring demolition, tile, ceramic, thin set | 145.00 | S.F. | \$0.93 | \$134.85 |
| 090505301000 | Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed | 180.00 | S.F. | \$0.32 | \$57.60 |
| 092910302250 | Gypsum wallboard, on walls, water resistant, taped & finished (level 4 finish), 5/8" thick | 993.00 | S.F. | \$1.29 | \$1,280.97 |
| 092910305350 | Gypsum wallboard, for finishing corners, inside, add | 42.00 | L.F. | \$0.90 | \$37.80 |
| 092915100300 | Accessories, gypsum board, corner bead, galvanized steel, 1" x 1" | 10.00 | C.L.F. | \$111.36 | \$1,113.60 |
| 092915101170 | Accessories, gypsum board, screws, #6 x 1-5/8" A | 5.00 | M | \$14.96 | \$74.80 |
| 093095100200 | Membrane, elastomeric, moisture resistant, anti-fracture, 1/16" thick | 30.00 | S.F. | \$3.74 | \$112.20 |
| 093113104610 | Ceramic tile, 1/8" joint, 8" x 8" x 3/8" tile or larger, add for epoxy grout | 2,645.00 | S.F. | \$2.34 | \$6,189.30 |
| 093113105820 | Ceramic tile, walls, interior, thin set, 12" x 12" | 300.00 | S.F. | \$9.51 | \$2,853.00 |
| 093133103270 | Ceramic tile, floors, glazed, thin set, color group 1, 12" x 12" | 680.00 | S.F. | \$8.85 | \$6,018.00 |
| 093133103285 | Ceramic tile, border tile, 6" x 12" tile | 52.00 | S.F. | \$15.79 | \$821.08 |
| 095123101125 | Suspended acoustic ceiling tiles, mineral fiber tile, lay-in, fine texture, 2' x 2' or 2' x 4', 3/4" thick | 780.00 | S.F. | \$2.87 | \$2,238.60 |
| 095123101190 | Suspended acoustic ceiling tiles, for fire rating, add | 780.00 | S.F. | \$0.53 | \$413.40 |
| 096510103600 | Latex underlayment, cementitious for resilient flooring, 1/8" thick | 780.00 | S.F. | \$4.09 | \$3,190.20 |
| 096519197000 | Flooring, vinyl composition tile, 12" x 12" x 1/16" | 600.00 | S.F. | \$2.05 | \$1,230.00 |
| 099123721670 | Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation | 2,855.00 | S.F. | \$1.23 | \$3,511.65 |
| Division 09 Finishes Subtotal | | | | | \$32,274.34 |
| Division 10 Specialties | | | | | |
| 100505101105 | Specialties demolition, demolition, mirror, wall mounted | 2.00 | Ea. | \$14.11 | \$28.22 |
| 105153102200 | Locker, bench, pedestals, steel pipe | 3.00 | Ea. | \$75.29 | \$225.87 |
| Division 10 Specialties Subtotal | | | | | \$254.09 |
| Division 12 Furnishings | | | | | |
| 123570132500 | Casework, wall cabinets, laminated plastic | 20.00 | L.F. | \$364.80 | \$7,296.00 |

| LineNumber | Description | Quantity | Unit | Total Incl. O&P | Ext. Total Incl. O&P |
|---|--|----------|------|-----------------|----------------------|
| 123640102800 | Countertops, granite, average, 24" wide, 1-1/4" thick, excl. backsplash | 8.00 | L.F. | \$226.04 | \$1,808.32 |
| 123661164100 | Solid surface countertop, acrylic polymer, sinks, for cutouts, pricing for orders of 1-50 units | 3.00 | Ea. | \$102.25 | \$306.75 |
| Division 12 Furnishings Subtotal | | | | | \$9,411.07 |
| Division 21 Fire Suppression | | | | | |
| 210523509990 | Water-based fire suppression piping, minimum labor/equipment charge | 2.00 | Job | \$170.07 | \$340.14 |
| 211313502340 | Sprinkler system components, sprinkler head escutcheons, standard, brass tone, 1" size | 10.00 | Ea. | \$16.17 | \$161.70 |
| Division 21 Fire Suppression Subtotal | | | | | \$501.84 |
| Division 22 Plumbing | | | | | |
| 220505100710 | Fountains, sinks or lavatories, selective demolition | 3.00 | Ea. | \$36.19 | \$108.57 |
| 220505100720 | Water closets, selective demolition | 4.00 | Ea. | \$42.05 | \$168.20 |
| 220505101300 | Fixture, sink, single compartment, selective demolition | 3.00 | Ea. | \$62.92 | \$188.76 |
| 220719100245 | Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, p trap, 1-1/4" or 1-1/2" | 1.00 | Ea. | \$33.80 | \$33.80 |
| 224116132040 | Lavatory, vanity top, stainless steel, self-rimming, ledge, round, single bowl, 18-3/4", includes trim | 3.00 | Ea. | \$1,041.61 | \$3,124.83 |
| 224123405000 | Shower, built-in head and arm, 2.5 GPM valve | 4.00 | Ea. | \$230.49 | \$921.96 |
| 224123405800 | Shower, mixing valve, built-in | 3.00 | Ea. | \$237.97 | \$713.91 |
| 224139102120 | Faucets/fittings, lavatory faucet, center set with pop-up drain | 3.00 | Ea. | \$142.66 | \$427.98 |
| 224323105960 | Shower, module, ADA compl, stainless steel panel, fixed and hand held head, control valves, grab bar, curtain and rod, folding seat | 1.00 | Ea. | \$1,952.99 | \$1,952.99 |
| Division 22 Plumbing Subtotal | | | | | \$7,641.00 |
| Division 23 Heating, Ventilating, and Air Conditioning (HVAC) | | | | | |
| 233313135994 | Duct accessories, multi-blade dampers, opposed blade, 8" x 8" | 3.00 | Ea. | \$54.63 | \$163.89 |
| 233713300380 | Grille, aluminum, air supply, adjustable, single deflection, 24" x 24" | 10.00 | Ea. | \$78.66 | \$786.60 |
| Division 23 Heating, Ventilating, and Air Conditioning (HVAC) Subtotal | | | | | \$950.49 |
| Division 26 Electrical | | | | | |
| 260505101790 | Receptacle & switches, 15 to 30 amp, electrical demolition, remove | 10.00 | Ea. | \$3.66 | \$36.60 |
| 260505102120 | Fluorescent fixtures, interior, 2 lamp, 2' x 4', electrical demolition, remove, recessed drop-in, to 15' high, including supports & whips | 7.00 | Ea. | \$29.80 | \$208.60 |
| 260505102500 | Incandescent fixtures, interior, metal cylinder type, 150 Watt, electrical demolition, remove, surface, ceiling, or wall mount, to 12' high | 10.00 | Ea. | \$15.76 | \$157.60 |

| LineNumber | Description | Quantity | Unit | Total Incl. O&P | Ext. Total Incl. O&P |
|---|--|----------|------|-----------------|----------------------|
| 260505505320 | Emergency battery pack lighting unit, electrical demolition, remove | 1.00 | Ea. | \$41.10 | \$41.10 |
| 260590104330 | Receptacle devices, residential, decorator style, GFI, EMT & wire, 20', 15 amp, Incl box & cover plate | 10.00 | Ea. | \$150.44 | \$1,504.40 |
| 262726201200 | Toggle switch, quiet type, double pole, 20 amp | 8.00 | Ea. | \$63.93 | \$511.44 |
| 262726202600 | Wall plates, stainless steel, 1 gang | 18.00 | Ea. | \$9.03 | \$162.54 |
| 265113550100 | Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, Incl lamps, mounting hardware and connections | 10.00 | Ea. | \$431.76 | \$4,317.60 |
| 265113551020 | Interior LED fixtures, troffer, recess mounted, 6,400 lumens, 2' x 4', replaces four T8 lamp, Incl lamps, mounting hardware and connections | 7.00 | Ea. | \$325.86 | \$2,281.02 |
| 265213160120 | Exit lighting, Incandescent, explosion proof, ceiling or wall mount | 1.00 | Ea. | \$742.94 | \$742.94 |
| Division 26 | Electrical Subtotal | | | | \$9,963.84 |
| Division 28 | Electronic Safety and Security | | | | |
| 280180513300 | Fire alarm device, maintenance, remove and replace (reinstall), Incl. remove, disconnect wire terminations, store, reinstall and reconnect wire terminations | 10.00 | Ea. | \$110.43 | \$1,104.30 |
| Division 28 | Electronic Safety and Security Subtotal | | | | \$1,104.30 |
| Subtotal | | | | | \$81,281.21 |
| General Contractor's Markup on Subs | | | | 0.00% | \$0.00 |
| Subtotal | | | | | \$81,281.21 |
| General Conditions | | | | 0.00% | \$0.00 |
| Subtotal | | | | | \$81,281.21 |
| General Contractor's Overhead and Profit | | | | 0.00% | \$0.00 |
| Grand Total | | | | | \$81,281.21 |



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

August 5, 2019

To: Mayor and City Council
Agenda Item: 10(a) Consider an ordinance amending Chapter 2, Administration of the Missouri City Code; amending regulations regarding tagging final action on agenda items
Submitted by: James Santangelo, Assistant City Attorney

SYNOPSIS

Pursuant to a request made by Councilmember Emery for an update to the City's procedure for tagging agenda items brought before the City Council during meetings, this item amends Section 2-77(b) in the City Code, placing additional regulation tagging rules. Tagging an item postpones such item until the next legally posted City Council meeting.

BACKGROUND

On or about June 10, 2019, City Secretary Maria Jackson completed and distributed research regarding the tagging procedures of certain benchmark cities in the state and in the Houston area. Such research yielded that many cities either do not have a tagging ordinance or place more stringent limitations than those of the City. As a result, and to further the goals of government transparency and the efficient retention of opportunities to the City, Councilmember Emery proposed certain amendments to the current tagging rules. This item was discussed at both the June 26, 2019, and the July 16, 2019, Ordinances, Resolutions, Elections, and Council Governance Review Committee meetings.

Such changes incorporated into the proposed amendment include requiring a request for tagging to be proposed before discussion on an item takes place, requiring a reason be stated for the request to tag an item, prohibiting the ability for a councilmember to tag an ordinance or resolution, and requiring the entire Council to vote whether or not to tag items that City staff deems time sensitive. Like the current rules, this amendment to the tagging ordinance will be incorporated into Section 2-77(b) of the City Code.

BUDGET ANALYSIS

Funds are not being requested at this time.

SUPPORTING MATERIALS

1. Ordinance
2. Changes marked between the current tagging ordinance and the proposed amendment

STAFF'S RECOMMENDATION

The City Council may consider and approve the amendment to the tagging ordinance.

Director Approval: Jamilah Way, First Assistant City Attorney
Assistant City Manager/City Manager Approval: Bill Atkinson, Assistant City Manager

ORDINANCE NO. O-19-__

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS,
AMENDING CHAPTER 2, ADMINISTRATION, OF THE MISSOURI CITY
CODE; AMENDING REGULATIONS REGARDING TAGGING FINAL
ACTION ON AGENDA ITEMS; PROVIDING FOR REPEAL; AND
PROVIDING FOR SEVERABILITY.**

* * * * *

WHEREAS, under the fundamental philosophy of the constitutional form of representative government, it is a chief goal of the City Council of the City of Missouri City to promote and foster transparency at all times regarding the affairs of government and the official acts of public servants; and

WHEREAS, the City Council of the City of Missouri City may, from time to time, desire to postpone items brought before it for final action in order to ensure all matters are thoroughly researched and the most current information is obtained by the City Council in order to make the most informed decisions for the best interest of the residents of the City of Missouri City; and

WHEREAS, the City Council of the City of Missouri City now deems it appropriate to further such goals by amending the rules regarding the tagging of final actions on agenda items; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Missouri City Code is hereby amended by deleting subsection 2-77(b) of Division 3 of Article II of Chapter 2 thereof and substituting therefor, a new subsection 2-77(b) of Division 3 of Article II of Chapter 2 to provide as follows:

“Chapter 2 – ADMINISTRATION

. . . .

ARTICLE II. – CITY COUNCIL

. . . .

Division 3. – Meetings

. . . .

Sec. 2-77. – Order of business.

. . . .

(b) Tagging final action on an agenda item.

(1) A councilmember may make a request of the presiding officer to tag final action on an agenda item, subject to the exceptions and requirements provided herein. Such tagging shall postpone final action on the agenda item until the next regular council meeting when the item can be legally noticed.

(2) A councilmember may request to tag a final action on an agenda item only before any other motion is made on the agenda item, and if the councilmember is present for at least part of the consideration of such item. Upon making such request, the councilmember shall include a reason that the councilmember wishes to postpone final action on such item.

(3) A councilmember may not tag final action on:

- a. any ordinance or resolution.
- b. the consent agenda as a whole or on any individual item removed by city council action from the consent agenda.
- c. an emergency item.
- d. an agenda item which has been previously tagged.

(4) A request to tag an item shall be approved by the presiding officer, provided such tagging shall not render such agenda item moot, as determined by the city manager or his designee. Should such a determination be made, the item will be considered time sensitive and a majority vote of the council is required to tag such item.”

Section 3. Repeal. All ordinances or parts of ordinances in conflict herewith, if any, shall be and are hereby repealed only to the extent of such conflict.

Section 4. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof, other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 5th day of August, 2019.

PASSED, APPROVED and ADOPTED on second and final reading this ____ day of ____, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

James Santangelo, Assistant City Attorney
for E. Joyce Iyamu, City Attorney

CHANGES MARKED

Chapter 2 – ADMINISTRATION

Style Definition: Normal

ARTICLE II. – CITY COUNCIL

Division 3. – Meetings

Sec. 2-77. – Order of business.

(b) *Tagging final action on an agenda item.*

(1) A councilmember may make a request of the presiding officer to tag final ~~action on an agenda item—, subject to the exceptions and requirements~~ provided such tagging ~~shall not render such agenda item moot herein.~~ Such tagging shall postpone final action ~~on the agenda item until~~ the next regular council meeting when the ~~item can be~~ legally noticed.

(2) A councilmember may request to tag a final action on an agenda item only before any other motion is made on the agenda item, and if the ~~councilmember is~~ present for at least part of the consideration of such item. Upon making such request, the councilmember shall include a reason that the councilmember ~~wishes to postpone final action on such item.~~

(3) A councilmember may ~~tag final action on an agenda item only if the tagging is made prior to the vote on the final action on the agenda item.~~

~~(4) A councilmember may not tag final action on an agenda item which has been previously tagged.~~

~~(5) A councilmember may not tag final action on:~~

a. any ordinance or resolution.

~~b. an emergency item.~~

~~(6) A councilmember may not tag final action on~~ the consent agenda as a whole ~~or on any individual item removed by~~ city council action from the consent agenda.

c. an emergency item.

d. an agenda item which has been previously tagged.

~~(4) A request to tag an item shall be approved by the presiding officer, provided such tagging shall not render such agenda item moot, as determined by the city manager or his designee. Should such a determination be made, the item will be considered time sensitive and a majority vote of the council is required to tag such item.~~

CHANGES MARKED



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

August 5, 2019

To: Mayor and City Council
Agenda Items: 11(a) Consider authorizing a letter of intent for the redevelopment of Grand Park Center
Submitted by: Joseph Esch, Economic Development

SYNOPSIS

Consideration and action authorizing the Mayor to execute a letter of intent for the redevelopment of Grand Park Center.

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

In pursuit of the city's long held goal of supporting redevelopment and new development of areas along Texas Parkway and Cartwright Rd, the city has been working with the owners of Grand Park Center on the potential of updates to the property as well as possible expansion. The owner has is considering an upgrade to the façade o the property as well as updates to landscaping and parking lot. The estimated cost of the improvements is between \$800,000 and \$1,000,000. The owner is also considering the development of additional retail space on the vacant pad site.

The property owner and city have been discussing the potential of incentives from the city in support of this effort. Following on to those discussions with the city the next step in the process is to enter into a Letter of Intent to articulate the project and related roles of the parties.

Consistent with the conversations to date, a Letter of Intent has been provided for consideration and action by the council. If approved, the next step will be to draft formal agreements for consideration by the city council and the board of TIRZ #1.

BUDGET/FISCAL ANALYSIS

| Funding Source | Account Number | Project Code/Name | FY__ Funds Budgeted | FY__ Funds Available | Amount Requested |
|----------------|----------------|-------------------|------------------------|-------------------------|------------------|
| N/A | | | | | |

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

SUPPORTING MATERIALS

- 1. Resolution
- 2. Letter of Intent

STAFF'S RECOMMENDATION

Staff recommends approval of LOI.

Director Approval: Joseph Esch, Economic Development

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

RESOLUTION NO. R-19-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST A LETTER OF INTENT FROM GRAND PARKWAY COMMERCIAL T&Q, LLC FOR ECONOMIC INCENTIVES, PERTAINING TO THE REDEVELOPMENT OF GRAND PARK CENTER 1799 AT 1701 – 1799 TEXAS PARKWAY, MISSOURI CITY TEXAS.

* * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the Mayor of the City of Missouri City, Texas, be, and is hereby authorized to execute for and on behalf of the City of Missouri City, Texas, and the City Secretary be, and is hereby, authorized to attest a letter of intent (the "LOI") from Grand Parkway Commercial T&Q, LLC for economic incentives pertaining to the redevelopment of Grand park Center 1799 At 1701 – 1799 Texas Parkway, Missouri City, Texas. A copy of the LOI is attached hereto and made a part hereof for all purposes.

PASSED, APPROVED and ADOPTED this 5th day of August, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson
City Secretary

Jamilah Way
First Assistant City Attorney

Grand Parkway Commercial T&Q, LLC
9999 Bellaire Blvd, Ste. 909 Houston TX 77036

July 29, 2019

Honorable Yolanda Ford, Mayor
City of Missouri City
1522 Texas Parkway
Missouri City, TX 77489

Re: Letter of Intent for Economic Incentives for redevelopment of Grand Park Center 1799
At 1701-1799 Texas Parkway, Missouri City, TX 77459

Dear Mayor Ford,

This letter of intent outlines below the general terms of the proposed redevelopment by DN Commercial (the "Developer") of approximately 64 square feet of Grand Park Center shopping center (the "Property" shown on Exhibit A) generally located on Texas Parkway in the City of Missouri City (the "City") at the intersection of Lexington and Texas Parkway. This letter of intent is not binding that expresses the desire of the parties to use reasonable efforts to accomplish the stated goals. This letter of intent does not constitute a contract or formal binding agreement on either party.

OWNER/DEVELOPER: Grand Parkway Commercial T&Q, LLC and/or DN COMMERCIAL, LLC, or a special purpose entity formed for this Project.

CURRENT STATUS

- The City has a stated goal of promoting Redevelopment of commercial property on Texas Parkway and Cartwright Road
- The city adopted an economic development plan with the above goal as one of the top five priorities of the economic development efforts of the city
- The City has been approached by a private property owner on Texas Parkway to ask about incentives for the redevelopment of Grand Park Center. The developer would like to update the façade of the building, refresh the landscaping and update the parking lot. The total project is anticipated to be between \$800,000 and \$1,000,000. He has a second phase of a pad site development that would be another \$800,000 - \$1,000,000
- Council asked staff to review the precedents and available funds to create a recommendation for how to proceed.

- The city has three incentive tools that might be used. The most fitting for this project is the TIRZ #1. TIRZ #1 was amended specifically to provide funding for redevelopment along Texas Parkway and Cartwright Rd. On pages 10 and 11 of the TIRZ #1 project plan and plan of finance are cost estimates by category and language on use of the funds. Specifically, on page 10 under cost estimates, the plan lists \$9,000,000 of funds dedicated to be used for grants and assistance to support business development. Additionally, on page 11 the plan it states as one of the specific uses of the funds to be ...

“Establishment, administration, and operation of one or more economic development programs for the public purposes of developing and diversifying the economy of the Zone and developing or expanding transportation, business, and commercial activities in the Zone (“Economic Development Programs”). **The authorized Economic Development Programs include making grants and loans from the tax increment fund** for public infrastructure improvements, **parking facilities, façade improvements, demolition assistance, access improvements,**”

-
- Grand Park Center property description
 - Built in 1984
 - 6.65 acre lot
 - 61,000 SF building
 - ~90% leased
 - Smallest space 1,500 SF
 - Largest space available 2,100 SF
 - Asking rate \$16.00 SF/Yr NNN
 - One .55 acre pad site available
- Current owners purchased the property in 2017 and has an interest in updating the center consistent with city’s desire for redevelopment along Texas Parkway and Cartwright Road.
- The proposed project would include
 - Remodel existing building including
 - New façade
 - Landscaping, and upgrading
 - Parking lot lighting
 - \$800k - \$1M = costs for remodel
 - Build new ~10,000 SF pad site building
 - Estimated development costs = \$1M - \$1.2M
- Currently redevelopment along the corridor faces a number of challenges including
 - Limitations on rent growth in the area. Current market rates range between \$9/SF/YR/ NNN to \$16/SF/YR/NNN
 - Significant population growth in the trade area is limited
 - Income growth in the area is limited
 - Significant number of competing properties in the market and in the trade area

- Required rates of return for the deployment of capital are difficult to meet based on the economics of the area

CURRENT PROPOSAL

- Owners are requesting up to \$800,000 of financial incentive support from the City through its various economic development resources to
 - Remodel existing building including
 - New façade
 - Landscaping
 - Parking lot lighting
 - \$800k - \$1M = costs for remodel
- Owners also request assistance with support in promotion of the property to the real estate market for leasing.
- Incentives would be paid consistent with agreements to be approved and after improvements have been made

ACTIONS REQUIRED

- City council approves LOI
- City Council approves redevelopment incentive policy for the use of TIRZ #1 funds for redevelopment
- TIRZ #1 adopts same incentive policy approved by council
- Owner enters into appropriate incentive agreements

If the terms of the letter are acceptable to the City, please acknowledge this by signing a copy of this letter and returning an original copy or scanned and emailed copy to Developer. Developer appreciates a response to this offer as soon as possible.

Sincerely,

Danny Nguyen, Co-Owner and Representative of
Grand Parkway Commercial T&Q, LLC

ACCEPTED AND APPROVED BY CITY:

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract or parcel of land containing 7.163 acres (312,015 square feet) located in the I. & G. N. Railroad Company Survey No. 3, Abstract No. 264, Fort Bend County, Texas and being out of a 681.50 acre tract as conveyed from International Land Resources, Inc., and the Pipe Investment Company to Lexington Development Company by deed and recorded under Volume 570, Page 828 of the Deed Records of Fort Bend County, Texas. Said 7.163 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the North right-of-way line of Grand Park Drive a 100 foot wide right-of-way as recorded under Volume 25, Page 5 of the Plat Records of Fort Bend County, Texas and the East right-of-way line of Farm to Market Road 2234 (FM 2234) a 100 foot wide right-of-way;

THENCE North 00 degrees 07 minutes 26 seconds West, 950.43 feet along said East right-of-way to a 5/8 inch iron rod set at the Point of Curvature of a curve to the right, said iron rod being in the South right-of-way line of Lexington Boulevard (150 foot wide right-of-way at this point) as recorded under Volume 15, Page 5 of the Plat Records of Fort Bend County, Texas;

THENCE Northeasterly with said curve to the right and the South right-of-way line of Lexington Boulevard passing through a central angle of 90 degrees 00 minutes 00 seconds to a 5/8 inch iron rod set at the Point of Tangency, said curve having a radius of 25.00 feet, an arc length of 39.37 feet, and a long chord length of 35.36 feet bearing North 44 degrees 52 minutes 34 seconds East;

THENCE North 89 degrees 52 minutes 34 seconds East, 295.00 feet along the said South right-of-way line to a 5/8 inch iron rod found in the West line of Hunter's Point Estates as recorded under Volume 32, Page 23 of the Plat Records of Fort Bend County, Texas;

THENCE South 00 degrees 07 minutes 26 seconds East, 976.01 feet along said West line to a 5/8 inch iron rod found lying in the arc of a curve to the left in the aforementioned North right-of-way of Grand Park Drive;

THENCE Northeasterly with said curve to the left and the North right-of-way line passing through a central angle of 01 degrees 17 minutes 00 seconds to a 5/8 inch iron rod set at the Point of Tangency, from which a 5/8 inch iron rod found bears South having a radius of 2293.99 feet, an arc length of 51.38 feet, bearing North 89 degrees 28 minutes 56 seconds West;

THENCE South 89 degrees 52 minutes 34 seconds West, 268.62 feet along the said North right-of-way line at Grand Park Drive to the POINT of BEGINNING and containing 7.163 acres (312,015 square feet) of land more or less.



CITY COUNCIL AGENDA ITEM COVER MEMO

August 5, 2019

To: Mayor and City Council
Agenda Item: 11(b) Consider a resolution denying a request by CenterPoint Energy Houston Electric, LLP to increase rates for transmission and distribution service customers.
Submitted by: James Santangelo, Assistant City Attorney

SYNOPSIS

This Resolution denies CenterPoint's request to increase electric utility rates for transmission and distribution service customers within the City.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Grow business investments in Missouri City

BACKGROUND

On April 5, 2019, CenterPoint filed with cities retaining original jurisdiction a Notice of Filing to Change Rates to increase electric utility rates within CenterPoint's service area effective May 10, 2019. CenterPoint sought to increase system-wide transmission and distribution rates by \$161 million per year. CenterPoint asked the City to approve an increase of \$154 million in retail distribution rates (an increase of about 7.4%) and \$6.8 million in wholesale transmission rates (an increase of about 1.8%), resulting in an increase of approximately \$2.38 per month for the average residential customer in the City.

In Resolution No. R-19-18, adopted by Council on April 15, 2019, CenterPoint's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Gulf Coast Coalition of Cities ("GCCC"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of experts engaged by GCCC, CenterPoint's request for a rate increase should be denied.

The City, along with approximately 25 other cities served by CenterPoint, is a member of the GCCC. City Council authorized the City's membership in GCCC on August 6, 2012. Reasonable rate case expenses will be refunded to the cities by CenterPoint upon resolution of the rate case.

Current members of the GCCC include the following 39 cities: Alvin, Brazos Country, Brookshire, Bunker Hill Village, Clear Lake Shores, Deer Park, Dickinson, Friendswood, Fulshear, Galveston, Hedwig Village, Hilshire Village, Hunters Creek, Iowa Colony, Jersey Village, Kemah, Lake Jackson, La Marque, Manvel, Missouri City, Mont Belvieu, Morgan's Point, Nassau Bay, Oyster Creek, Piney Point Village, Pleak, Rosenberg, Santa Fe, Seabrook, Sealy, Simonton, South Houston, Spring Valley Village, Sugar Land, Taylor Lake Village, Texas City, Tiki Island, Webster, and Weston Lakes.

BUDGET ANALYSIS

CenterPoint will reimburse the cities for their reasonable rate case expenses. Any additional expenses will be borne by GCCC.

Purchasing Review: N/A

Financial/Budget Review: N/A

SUPPORTING MATERIALS

1. Resolution
2. Letter from CenterPoint
3. Resolution No. R-19-18

STAFF'S RECOMMENDATION

Consider adopting the Resolution.

Director Approval: Jamilah Way, First Assistant City Attorney

RESOLUTION NO. R-19-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, DENYING CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S REQUESTED INCREASE TO ITS ELECTRIC TRANSMISSION AND DISTRIBUTION RATES AND CHARGES WITHIN THE CITY OF MISSOURI CITY; MAKING CERTAIN FINDINGS; AND CONTAINING CERTAIN PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, the City of Missouri City, Texas ("City") is an electric utility customer of CenterPoint Energy Houston Electric, LLC ("CenterPoint") and a regulatory authority with exclusive original jurisdiction over the rates and charges of CenterPoint within the City; and

WHEREAS, on or about April 5, 2019, CenterPoint, pursuant to the Public Utilities Regulatory Act ("PURA") §§ 33.001 and 36.001, filed with the City a Statement of Intent to change electric delivery rates in all municipalities exercising original jurisdiction within its service area, effective May 10, 2019; and

WHEREAS, pursuant to Resolution No. R-19-18, adopted on April 15, 2019, the City suspended the effective date of CenterPoint's Statement of Intent to allow the City adequate time to review the proposed changes and to establish reasonable rates; and

WHEREAS, pursuant to Resolution No. R-12-24, adopted on August 6, 2012, the City is a member of the Gulf Coast Coalition of Cities ("GCCC"), a coalition of similarly situated cities served by CenterPoint that have joined together to hire and direct legal counsel and consultants to efficiently and cost-effectively review and respond to electric issues affecting rates charged in CenterPoint's service area; and

WHEREAS, GCCC is an intervenor in the parallel proceeding at the Public Utility Commission of Texas to review CenterPoint's filing; and

WHEREAS, PURA § 33.023 provides that costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility; and

WHEREAS, the City has considered CenterPoint's Statement of Intent and deems it appropriate to deny CenterPoint's Statement of Intent; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct and are in all things incorporated herein and made a part hereof.

Section 2. That the rates proposed by CenterPoint in an application submitted to the City by CenterPoint on or about April 5, 2019, are hereby found to be unreasonable, and are denied.

Section 3. That CenterPoint shall continue to charge its existing rates for transmission and distribution service customers within the City.

Section 4. That the City's and the GCCC's reasonable rate case expenses shall be reimbursed in full by CenterPoint within 30 days of presentation of an invoice to CenterPoint.

Section 5. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 6. That a copy of this Resolution shall be sent to CenterPoint, care of Patrick Peters, CenterPoint Energy, Inc., 1005 Congress Avenue, Suite 650, Austin, Texas 78701 (patrick.peters@centerpointenergy.com), and to Chris Brewster at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (cbrewster@lglawfirm.com).

PASSED, APPROVED AND ADOPTED this 5th day of August, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED:

Maria Jackson, City Secretary

James Santangelo, Assistant City Attorney
for E. Joyce Iyamu, City Attorney



Patrick H. Peters III
Associate General Counsel and
Director of Regulatory Affairs

1005 Congress Avenue, Suite 650
Austin, Texas 78701
Voice: (512) 397-3032
Fax: (512) 397-3050
patrick.peters@centerpointenergy.com

City Secretary

APR - 5 2019 MJ

Missouri City, TX

April 5, 2019

Honorable Mayor and City Officials
City of Missouri City, Texas

Subject: Notice of CenterPoint Energy Houston Electric, LLC Filing to Change Rates

CenterPoint Energy Houston Electric, LLC ("CenterPoint Houston" or "the Company"), in accordance with the Public Utility Regulatory Act, hereby provides its Statement of Intent and Application for Authority to Change Rates ("Application") with a proposed effective date of May 10, 2019¹. CenterPoint Houston is providing you with an electronic version of the entire Application which includes a Summary of Proposed Rates by Customers and Rate Class, the Company's proposed electric tariffs, and testimony summaries. If you have questions concerning this filing, please contact Ms. Hart at (713) 207-5322.

Sincerely,

Patrick H. Peters III

Enclosure

DELIVERED TO:

MARIA Jackson, City Secretary of
NAME (Printed) OFFICE (Mayor, City Secretary, etc.)

The City of Missouri City on this 5th day of April, 2019

SIGNATURE

¹ The Company filed the same Application being provided herein at the Public Utility Commission of Texas ("PUCT"). Once a Docket No. is assigned by the PUCT, the city will be notified electronically of the assigned docket number.

RESOLUTION NO. R-19-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, SUSPENDING THE MAY 10, 2019, EFFECTIVE DATE OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S NOTICE OF FILING TO CHANGE RATES WITHIN ITS SERVICE AREA TO AFFORD THE CITY OF MISSOURI CITY TIME TO STUDY THE REQUEST AND ESTABLISH REASONABLE RATES; AUTHORIZING COOPERATION WITH THE GULF COAST COALITION OF CITIES IN NEGOTIATION AND LITIGATION EFFORTS THAT RELATE TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLP'S FILING; AND CONTAINING CERTAIN PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, on or about April 5, 2019, CenterPoint Energy Houston Electric, LLP ("CenterPoint"), pursuant to Sections 33.001 and 36.001 of the Public Utility Regulatory Act (the "Act"), filed a Notice of Filing to Change Rates with the City of Missouri, Texas (the "City"), to increase rates within CenterPoint's service area effective May 10, 2019; and

WHEREAS, the City is a regulatory authority with exclusive original jurisdiction over CenterPoint's rates, operations, and services, pursuant to Section 33.001 of the Act; and

WHEREAS, pursuant to Resolution No. R-12-24, adopted on August 6, 2012, the City is a member of the Gulf Coast Coalition of Cities ("GCCC"), a coalition of similarly situated cities served by CenterPoint that have joined together to hire and direct legal counsel and consultants to efficiently and cost-effectively review and respond to issues affecting electric utility rates in CenterPoint's service area; and

WHEREAS, Section 36.108 of the Act grants the City the right to suspend the effective date of CenterPoint's proposed electric utility rates for 90 days after the date the rate change would otherwise be effective; and

WHEREAS, Section 33.023 of the Act provides that costs incurred by the City in ratemaking activities are to be reimbursed by the electric utility; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct and are in all things incorporated herein and made a part hereof.

Section 2. That the May 10, 2019, effective date of the rate increase notice submitted by CenterPoint on or about April 5, 2019, be suspended to the maximum period allowed by law to permit the City adequate time to review the proposed changes and to establish reasonable rates.

Section 3. That the City is authorized to cooperate with the GCCC to coordinate efforts to protect the interests of the City and of CenterPoint's end-use customers residing and conducting business within the City's corporate limits.

Section 4. That the GCCC is authorized, subject to the City's right to withdraw such authorization at any time, to hire and direct legal counsel and consultants to negotiate with CenterPoint, make recommendations regarding reasonable rates, and intervene and direct any necessary administrative proceedings, litigation, and appeals associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

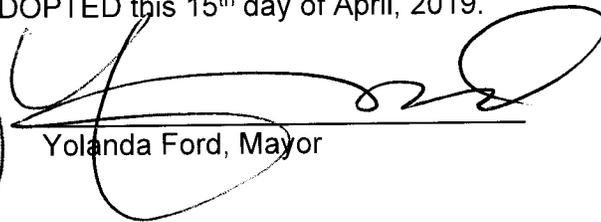
Section 5. That the City's reasonable rate case expenses shall be reimbursed by CenterPoint on a timely basis.

Section 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

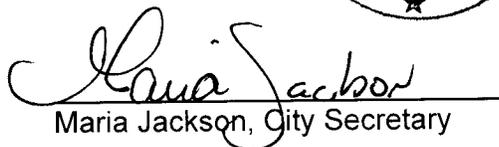
Section 7. That a copy of this Resolution shall be sent to Patrick Peters, CenterPoint Energy, Inc., 1005 Congress Avenue, Suite 650, Austin, Texas 78701 (Patrick.peters@centerpointenergy.com), and to Chris Brewster at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED, APPROVED AND ADOPTED this 15th day of April, 2019.

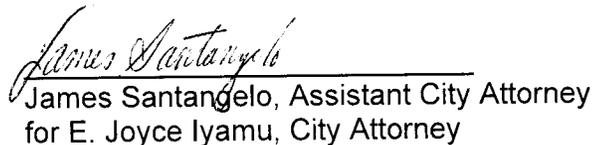



Yolanda Ford, Mayor

ATTEST:


Maria Jackson, City Secretary

APPROVED:


James Santangelo, Assistant City Attorney
for E. Joyce Iyamu, City Attorney



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

August 5, 2019

To: Mayor and City Council
Agenda Items: 11(c) Consider a resolution requesting Fort Bend County Commissioner's Court to reappoint Russell C. Jones as Fort Bend County's municipal representative to the Board of Directors of the Gulf Coast Water Authority
Submitted by: Anthony Snipes, City Manager's Office

SYNOPSIS

The council is asked to recommend reappointing Russell C. Jones to the Board of Directors of the Gulf Coast Water Authority.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

Mr. Jones is currently serving as the president of the Board of Directors of the Gulf Coast Water Authority and would like to be reappointed to the board. Therefore, he is asking that the City of Missouri City present a resolution to the Fort Bend County Commissioners Court formally asking the Court to reappoint Mr. Jones.

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

SUPPORTING MATERIALS

1. Resolution
2. Letter by Russell C. Jones

STAFF'S RECOMMENDATION

Staff recommends approval of the resolution.

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

RESOLUTION NO. R-19-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, REQUESTING FORT BEND COUNTY COMMISSIONER'S COURT TO REAPPOINT RUSSEL C. JONES AS FORT BEND COUNTY'S MUNICIPAL REPRESENTATIVE TO THE BOARD OF DIRECTORS OF THE GULF COAST WATER AUTHORITY.

* * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY:

Section 1. The City Council of the City of Missouri City request that the Fort Bend County Commissioner's Court, reappoint Russel C. Jones to another term as Fort Bend County's municipal representative to the Board of Directors of the Gulf Coast Water Authority.

PASSED, APPROVED and ADOPTED this 5th day of August, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

Jamilah Way, First Assistant City Attorney for E. Joyce Iyamu, City Attorney

THE HOLOWAY JONES LAW FIRM, P.L.L.C.

ATTORNEYS AT LAW
407 JULIE RIVERS DRIVE
SUGAR LAND, TEXAS 77478
281/242-8100
Fax: 281/242-7474

RUSSELL C. JONES

July 10, 2019

Hon. Yolanda Ford, Mayor
Hon. Vashaundra Edwards, At Large Position #1
Hon. Chris Preston, At Large Position #2
Hon. Reginald Pearson, District A
Hon. Jeffrey L. Boney, District B
Hon. Anthony Maroulis, District C
Hon. Floyd Emery, District D
✓ Hon. Anthony J. Snipes, City Manager
CITY OF MISSOURI CITY
1522 Texas Parkway
Missouri City, TX 77489

Re: Reappointment to Board of Directors of the Gulf Coast Water Authority

Mayor and Councilmembers:

As you know, I have served on behalf of Fort Bend County on the Board of Directors of the Gulf Coast Water Authority since September 1, 2011. During that time, I have represented Fort Bend's interest as well as the interest of the greater Houston area through assuring the adoption of water policies that are forward-looking and beneficial for the entire region. In that process, I have won the respect of my fellow Board members and have repeatedly been elected to various officer positions. I have been serving as President of the Authority for the past three years.

During my tenure, the Gulf Coast Water Authority has improved the services provided by the Authority to all of its customers, including those located in Fort Bend. The accomplishments include:

1. Firming sufficient supplies of water for this fast growing area to assure the ability to provide municipal and industrial demands even during the driest years. Most recently, GCWA has been able to increase its allocation of stored water from the Brazos River Authority to over seventy acre feet per year, giving its customers substantial additional protection against drought conditions.
2. Reallocating Brazos River water rights to better serve our municipal customers.

3. Working with the Brazos River Authority to acquire all rights to, and to initiate actual progress on the development of the Allen's Creek Reservoir to significantly improve water storage capacity for the entire Brazos River Basin.
4. Working with members of Congress and the Army Corps of Engineers to study and plan reallocation of stored water rights in Lake Whitney for the benefit of the Lower Brazos Basin.

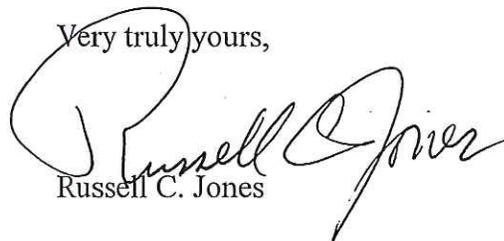
Additionally, the Authority has worked closely with Fort Bend County and its communities toward specific improvements benefitting the County, including:

1. Cooperating with Fort Bend County to assure both adequate water supply and improved drainage along Oyster Creek in the Cullinan Park Area.
2. Working with Sugar Land on replacing the Amil Gates with a new Brooks Lake diversion weir designed to avoid water loss and protect property values.
3. Cooperating with state legislators to double the County's representation on the Board of Authority.
4. Negotiating new contracts to assure long term surface water delivery to Fort Bend's municipalities to accommodate their growth and to assure their ability to comply with the surface water conversion requirements imposed by the Fort Bend Subsidence District.

My current term will end on September 1, 2019. I am requesting that the Missouri City Council adopt a resolution asking that the Commissioners Court reappoint me to the Board in the capacity as the county's municipal representative.

Please place this item on the agenda of the City Council at your earliest convenience.

Very truly yours,



Russell C. Jones



CITY COUNCIL AGENDA ITEM COVER MEMO

August 5, 2019

To: Mayor and City Council
Agenda Items: 11(d) Consider authorizing the Chapter 380 agreement with NewQuest.
Submitted by: Joseph Esch, Economic Development

SYNOPSIS

Consider a resolution authorizing the Mayor to execute Chapter 380 economic development agreement for NewQuest Properties Fort Bend Town Center II project

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

NewQuest Properties has proposed the development of a ~ 250,000-power center at the intersection of the Fort Bend Toll Road and Highway 6. The project will include a mix of retail uses and commence with the development of a ~45,000 SF Cinemark theater. The developer has been working with the city since October of 2018 on the elements of the development and the required incentives for the project.

The property is currently undeveloped land. It is located in TIRZ #2 and PID #2. The PID does not have an assessment on the property. The TIRZ has less than ten years remaining on its life. The property is under agricultural exemption for property tax purposes and as a result of the proposed project will change uses and trigger a recapture of the taxes under agricultural exemption as prescribed by statute.

The city and developer have signed a Letter of Intent (LOI) for the development. The LOI anticipates the following:

- A performance based incentive of not to exceed \$6.5 million from the following sources
 - \$2.5 million of reimbursement from MMD #2
 - \$4 million of rebates created by the project from property taxes collected by TIRZ #2 and ½ of sales taxes collected by the city
- The incentives are based on the values generated by the project and are not upfront payments
- The agreements will have a maximum life
- The developer will request to be annexed into MMD#2 to assist with \$2.5 million in infrastructure costs
- The City will
 - consent to the annexation of the property into MMD #2
 - enter into an agreement for PID #2 not to assess the property
 - extend the life of TIRZ #2 by twenty years and request County participation
 - approve change necessary to TIRZ #2 project plan and plan of finance to include the project and provide an incentive reimbursement
 - enter into a chapter 380 agreement relating to sales taxes collected

Attached is the Chapter 380 agreement between the City and the developer relating to the sales tax incentive. The agreement is consistent with the LOI and the previous discussions with the City Council.

SUPPORTING MATERIALS

1. Resolution
2. Agreement

STAFF'S RECOMMENDATION

Staff recommends approval of resolution

Director Approval: Joseph Esch, Economic Development

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

RESOLUTION NO. R-19-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MISSOURI CITY, TEXAS, AND NEWQUEST PROPERTIES, INC. PERTAINING TO THE DEVELOPMENT OF CERTAIN IMPROVEMENTS TO AN APPROXIMATELY 43-ACRE TRACT OF LAND LOCATED IN THE CITY OF MISSOURI CITY, TEXAS.

* * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the Mayor of the City of Missouri City, Texas, be, and is hereby authorized to execute for and on behalf of the City of Missouri City, Texas, and the City Secretary be, and is hereby, authorized to attest the Economic Development Agreement between the City of Missouri City, Texas, and Newquest Properties, Inc., pertaining to the development of certain improvements to an approximately 43-acre tract of land located in the City of Missouri City, Texas. A copy of such economic development agreement is attached hereto and made a part hereof for all purposes.

Section 2. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict only.

PASSED, APPROVED and ADOPTED this 5th day of August, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

**ECONOMIC DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF MISSOURI CITY, TEXAS
AND
A-S 151 NWC FORT BEND PKWY-HWY 6, L.P**

THIS ECONOMIC DEVELOPMENT AGREEMENT (the "Agreement") by and between the City of Missouri City, Texas, a Texas home-rule municipal corporation (the "City") and A-S 151 NWC Fort Bend Pkwy-Hwy 6, L.P., a Texas limited partnership, or its successor or assign ("Developer"), (collectively referred to as the "Parties") is entered into on this _____ day of _____, 2019 (the "Effective Date").

RECITALS

WHEREAS, pursuant to Chapter 380 of the Texas Local Government Code, the City Council of the City adopted Ordinance No. O-15-01 establishing a program to promote economic development as more fully described therein (the "Economic Development Program"); and

WHEREAS, the Developer is the owner or will be the owner of an approximately 43 acre tract in the City, as shown on Exhibit "A" (the "Property"); and

WHEREAS, Developer intends to develop the Property into approximately 250,000 square feet of development on the Property; and

WHEREAS, the Property is currently located in Missouri City Public Improvement District No. 2 ("PID #2") and the City of Missouri City Tax Increment Reinvestment Zone No. 2 ("TIRZ #2); and

WHEREAS, to encourage economic development on and near the Property, Developer intends to advance the cost of and manage the design and construction of a first-class theater of not less than 45,000 square feet on the Property (the "Improvements," hereinafter defined)(the Improvements and the remaining development on the Property will constitute the "Project"); and

WHEREAS, the Project will consist of new entertainment, commercial, and retail development, including a nationally known theater anchor which will bring highly desirable retail and restaurant tenants to the City and Fort Bend County (the "County"); and

WHEREAS, the Project, when complete, will benefit the City and the County through an increase in the tax base, both property taxes and sales taxes, and encouraging in economic development in the City and the County; and

WHEREAS, the City Council of the City has determined that the Developer's application for economic development incentive funds is consistent with the Economic Development Program and that the Project would not likely go forward in the manner best anticipated to promote economic development within the City without the aid of funds from the City under the Economic Development Program; and

WHEREAS, the City has agreed to provide incentives and financial assistance to the Developer to encourage and promote the development of the Project; and

WHEREAS, the Developer has agreed, in exchange and as consideration for the benefits described herein to satisfy and comply with certain terms and conditions; and

WHEREAS, the Parties agree that the provisions of this Agreement substantially advance a legitimate interest of the City, and are entered into for the purpose of enhancing and stimulating business and commercial activity in the City, and promoting economic development in the City; and

WHEREAS, the City and the Developers wish to set out the terms and conditions, as applicable to both parties, under the Economic Development Program, as more fully set out herein; now, therefore,

For and in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer agree as follows:

ARTICLE 1 DEFINITIONS

The terms defined in the preamble hereto shall have the meanings provided for them therein. The following capitalized terms shall have the meanings provided below, unless otherwise defined or the context clearly requires otherwise. For the purposes of this Agreement the words "shall" and "will" are mandatory, and the word "may" is permissive.

"City Sales Tax Revenue" means 50% of the actual annual sales and use tax revenue received by the City derived from the City's 1.0 % of sales and use taxes assessed on sales attributable to the Project.

"Commencement Date" means the date upon which the first Certificate of Occupancy is issued on the Property.

"Effective Date" means the date upon which this Agreement is adopted and

approved by the City.

"Improvements" means the design and construction of the first-class theater of not less than 45,000 square feet, as specifically described and depicted on **Exhibit B**, attached hereto and made a part hereof for all purposes.

"Payment" means the payment by the City and TIRZ #2 to Developer, in accordance with this Agreement, as further described in Article 4.

"Project" shall mean the Improvements and the proposed development over the approximately 250,000 square feet on the Property;

"Property" means that property more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes.

"Substantially Completed" or "Substantially Complete" means the date after which the Improvements are substantially complete with the exception of minor punch list items, as evidenced by a certificate of substantial completion from Developer's general contractor.

ARTICLE 2 REPRESENTATIONS

2.1 Representations of the Developer. The Developer hereby represents that:

(a) It is duly authorized, created and existing in good standing under the laws of the State of Texas and is duly qualified and authorized to transact business as described in this Agreement in the State of Texas and to carry out its obligations described in this Agreement.

(b) It has the power, authority and legal right to enter into and perform this Agreement and the execution, delivery and performance hereof (i) has been duly authorized, (ii) will not, to the best of its knowledge, violate any applicable judgment, order, law or regulation, and (iii) does not constitute a default under, or result in the creation of, any lien, charge, encumbrance or security interest upon any assets of the Developer under any agreement or instrument to which the Developer is a party or by which the Developer or its assets may be bound or affected.

(c) This Agreement has been duly authorized, executed and delivered by the Developer and, constitutes a legal, valid and binding obligation of the Developer, enforceable in accordance with its terms.

(d) The execution, delivery and performance of this Agreement by the Developer does not require the consent or approval of any person which has not been

obtained.

2.2 Representations of the City. The City hereby represents that:

(a) The City is duly authorized, created and existing under the laws of the State of Texas and is duly qualified and authorized to carry out the governmental functions and operations as contemplated by this Agreement and to carry out its obligations described in this Agreement.

(b) The City has the power, authority and legal right to enter into and perform this Agreement and the execution, delivery and performance hereof (i) has been duly authorized, (ii) will not, to the best of its knowledge, violate any applicable judgment, order, law or regulation, and (iii) does not constitute a default under, or result in the creation of, any lien, charge, encumbrance or security interest upon any assets of the City under any agreement or instrument to which the City is a party or by which the City or its assets may be bound or affected.

(c) This Agreement has been duly authorized, executed and delivered by the City and, constitutes a legal, valid and binding obligation of the City, enforceable in accordance with its terms.

(d) The execution, delivery and performance of this Agreement by the City does not require the consent or approval of any person which has not been obtained.

2.3 No partnership or agency created. Each party agrees and represents that the City and the Developer are not agents, partners or venturers of the other with respect to the Improvements, and that nothing in this Agreement shall be construed to create any such relationship.

ARTICLE 3 THE IMPROVEMENTS

3.1 Description of the Improvements. The Improvements are described in **Exhibit B** attached hereto.

3.2 Commencement of Improvements. If the Developer has not commenced construction of the Improvements within sixty (60) months of the date of this Agreement (subject to extension for force majeure pursuant to Section 6.15), either party may terminate this Agreement upon written notice to the other party, after which this Agreement shall be of no further force and effect, and neither party shall have any liabilities or obligations whatsoever to the other party.

3.3 Completion of the Improvements. The Developer hereby agrees to commence the design, permitting, and construction of the Improvements and proceed

to completion thereof in accordance with this Agreement and the City's Infrastructure Code and Design Manual. Without limitation, the Developer agrees to cause its general contractor to comply with all applicable codes, permits and regulations of any governmental authority having jurisdiction over the Improvements, including the City. Developer further agrees to follow and comply with all standard City processes for a capital improvement project or a major construction improvement project, as outlined in a pre-development meeting to be held with the City. After the approval of this Agreement, the Developer shall advertise, receive, open, award and manage all contracts for the Improvements in compliance with all laws and regulations regarding the bidding and construction of public improvements applicable to similar infrastructure constructed by the City, including, without limitation, any applicable requirement relating to payment bonds, performance bonds and maintenance bonds.

ARTICLE 4 ADDITIONAL COMMITMENTS AND DEVELOPER PAYMENT

4.1 Additional Developer Commitments.

(a) In consideration of the City agreeing to grant the Developer the Payment in accordance with the terms of this Agreement, the Developer shall Substantially Complete the Improvements; and

(b) Though the remaining development on the Project (excluding the Improvements) will occur based upon market demands, Developer will use reasonable efforts to develop a high quality new entertainment, commercial, and retail development on the Property.

(c) Failure to meet the requirements or a portion of the requirements of Section 4.1(a) will invalidate this Agreement.

(d) The Developer shall not seek reimbursement or payment for any costs attributable to the Project other than from the City and TIRZ 2 and in the manner specified in Section 4.3 (a) and (b) hereof; and from the Missouri City Municipal Management District #2 ("MMD #2") in the manner as provided in Section 4.7 hereof.

4.2 City Commitments.

(a) At such time as Developer notifies the City that the Improvements have been Substantially Completed and that the terms of this Agreement have been complied with, the City shall hire a certified public accountant, the reasonable costs of which shall be borne by the Developer, to calculate the amount due to the Developer and shall prepare and submit a report to the City certifying the amount due the Developer for the Payment. Such report shall be approved by the City at the earliest practicable time, but not later than ninety (90) days after submission by the Developer of the records required therefor.

(b) Provided that Developer complies with the terms of this Agreement, within ninety (90) days after the City receives a written request for payment from the Developer and the City is in receipt of funds allocated to fund the Project, the City agrees to pay Developer the Payment, as limited by Sections 4.3 and 4.4 below.

4.3 Payment. The Developer shall be paid by the City and TIRZ #2 through a combination of City Sales Tax Revenue and TIRZ #2 revenues in an aggregate amount not to exceed \$4,000,000, as provided below:

- (a) City Sales Tax Revenue. The City will make payments to the Developer calculated to be an amount equal to fifty percent (50%) of the City receipts of City Sales Tax Collected at the Project. Such payment shall be paid in quarterly installments beginning in the first quarter of the City's fiscal year after the first issuance of a Certificate of Occupancy by the City for the first tenant that opens in the Project (the "Commencement Date"). The City Sales Taxes Collected at the Project is defined in Article 1 hereof.
- (b) TIRZ #2 Funds. All property tax increment accruing or generated from the Project shall be defined as the Tax Increment. The City shall use reasonable efforts to contribute the entirety of the Tax Increment to the Project collected above the base value in TIRZ #2 to fund the Payment, and both the City and the County will participate in such contributions. The City shall create an account solely dedicated to the Tax Increment (the "Tax Increment Fund"). The City shall deposit all Tax Increment into the Tax Increment Fund. The Developer will use all commercially reasonable efforts to provide the City on an annual basis (by February 1 of each year) with a list of tax accounts that comprise the Project. The Developer is entitled to payment herein from TIRZ # 2 only from the Tax Increment collected in Tax Increment Fund. The City will make such payments on a semi-annual basis (each March 1 and September 1) until the Payment is paid in full.

4.4 Tenant Relocation. Other than Petco, if a tenant currently located in the City closes its operating location to relocate into the Property, the income received from the new location (property taxes and sales and use taxes) of such tenant will not be considered for purposes of this Agreement until the newly vacant space is filled. If such space becomes vacant at any time during the duration of the agreement, the income from the new location will not be included in the calculation of available revenue for paying the Developer. However, nothing would preclude the tenant from having two locations within the City.

4.5 Payment Limitation. The Payment shall not exceed \$4,000,000, and shall

be paid by a combination of City Sales Tax Revenue and Tax Increment attributable to the Project for the earlier of fifteen (15) years from the Commencement Date, or the termination of TIRZ 2. The City shall not be obligated to pay the Payment from City ad valorem taxes or other City revenues (not including payments from TIRZ #2) or until the sales and use taxes collected at the Project are actually collected by the State and paid to City.

4.6 Amended Project Plan and Plan of Finance. The City agrees to prepare and approve an amended Project Plan and Plan of Finance for TIRZ #2(the "Amended Project Plan and Plan of Finance"). The City agrees to use commercially reasonable efforts to mutually agree to an Amended Project Plan and Plan of Finance that is consistent with the terms of this Amendment, and the Parties agree that their approval of an Amended Project Plan and Plan of Finance shall not be unreasonably delayed or withheld.

4.7 Property Annexation. The Developer will petition to annex the Property into Missouri City Municipal Management District #2 ("MMD #2"), in return for payment of approximately \$2,500,000 from MMD #2 related to the Project, and Developer will enter into a separate payment agreement with MMD #2. The City agrees to consider such annexation request.

4.8 TIRZ #2 Term Extension. The City agrees to use reasonable efforts to seek a twenty (20) year extension of TIRZ #2's term (which is set to expire in 2029), and will request County assistance to secure such extension. The City also agrees to use reasonable efforts to secure an extension of the County's participation in TIRZ #2 for an additional twenty (20) years.

4.9 PID #2 Assessment. The City agrees to use reasonable efforts to enter into an agreement with PID #2 to ensure there is no assessment by PID #2 on the initial cap of the Property.

4.10 Potential Additional Tract. Should Developer acquire the property comprised of approximately 43 acres that is contiguous and to the west of the Property, as described in **Exhibit C** (the "Potential Additional Tract"), and should Developer expand the Project onto the Potential Additional Tract, the Potential Additional Tract will be included in the definition of Property for purposes of this Agreement, and such additional development will be included in the definition of the Project and will be subject to the all payments, obligations, terms, and conditions of this Agreement.

ARTICLE 5
DEFAULT

5.1 If the Developer does not perform its obligations hereunder in substantial compliance with this Agreement, and fails to cure such performance within the time frame set forth in Section 5.6, then in addition to the other rights given the City under this Agreement, the City may require the Developer to repay the Payment.

5.2 If the City fails to timely pay the Payment in accordance with this Agreement, the Developer's sole remedy is to seek damages for such failure to pay in the amount equal to the amount due pursuant to this Agreement. The Developer shall have no other recourse against the City.

5.3 Pursuant to Chapter 2264, Texas Government Code, Developer is prohibited from knowingly employing undocumented workers as that term is defined in Section 2264.001, Texas Government Code. If Developer is convicted of a violation under 8 U.S.C. Section 1324a (f), the conviction shall be considered a default of this Agreement from which no cure provisions shall apply. In such event, City shall provide written notice to Developer of the default and this Agreement shall terminate on the 30th day after the date of the notice of default from City to Developer. In the event of termination under this paragraph, Developer shall be responsible for repaying to City the amount of all of the Payment paid under this Agreement plus interest and penalties on the paid amount at the rate provided for in the Texas Tax Code for delinquent taxes from the date of termination until repaid in full. Such repayment is due not later than the 120th day after the date the City notifies the Developer of the violation.

5.4 Pursuant to Section 2270.002, Texas Government Code, the City may not enter into a contract for goods or services unless the contract contains a written verification that the contracting party: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. By executing this Agreement, Developer verifies that Developer does not boycott Israel and will not boycott Israel during the term of this Agreement.

5.5 Pursuant to Section 2252.152, Texas Government Code, Developer warrants, represents, and agrees that Developer is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts as a company that engages in business with Sudan, Iran or a foreign terrorist organization.

5.6 The party alleging default shall provide written notice to the other party of such default, and the defaulting party shall have 30 days to remedy the default. If such default is not cured within the time period set forth above, either party may terminate this Agreement by providing written notice thereof to the other party.

ARTICLE 6 GENERAL

6.1 Audits. Developer shall provide all information and execute all documents, waivers, releases, and consents reasonably required to allow the City to obtain information necessary to calculate the Payment. If necessary, and upon City's written request, Developer shall provide City copies of pertinent portions of Developer's information necessary to audit, confirm, and verify Developer's payments germane to the Payment.

6.2 Developer operations and employees. All personnel supplied or used by the Developer in the performance of this Agreement or with respect to the Improvements shall be deemed contractors or subcontractors of the Developer and will not be considered employees, agents, contractors or subcontractors of the City for any purpose whatsoever. The Developer shall be solely responsible for the compensation of all such contractors and subcontractors.

6.3 Indemnity. It is understood and agreed between the parties that Developer, in performing its obligations hereunder, is acting independently, and City assumes no responsibilities or liabilities in connection therewith to third parties. DEVELOPER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS CITY FROM ANY AND ALL CLAIMS, SUITS, AND CAUSES OF ACTION OF ANY NATURE WHATSOEVER TO THE EXTENT ARISING OUT OF DEVELOPER'S BREACH OF ITS OBLIGATIONS HEREUNDER. DEVELOPER'S INDEMNIFICATION OBLIGATIONS INCLUDE THE PAYMENT OF REASONABLE ATTORNEYS' FEES AND EXPENSES INCURRED IN THE DEFENSE OF ANY SUCH CLAIMS, SUITS, AND CAUSES OF ACTION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL REASONABLE FEES INCURRED BY CITY IN THE DEFENSE OF ANY SUCH CLAIMS, SUITS, OR CAUSES OF ACTION. NOTHING IN THIS AGREEMENT SHALL BE INTERPRETED TO PROHIBIT CITY FROM ENGAGING REPRESENTATION OF ANY SUCH CLAIM, SUIT OR CAUSE OF ACTION AND DEVELOPER SHALL BE RESPONSIBLE FOR ANY SUCH REASONABLE COSTS AND OR FEES SO INCURRED.

6.4 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic transmission confirmed by mailing written confirmation at substantially the same time as such electronic transmission, or personally delivered to an officer of the receiving party at the following addresses:

The Developer:

A-S 151 NWC Fort Bend Pkwy-Hwy 6, L.P.
8827 W. Sam Houston Pkwy N., Suite 200
Houston, TX 77040

With a copy to:

Allen Boone Humphries Robinson
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attn: Stephen M. Robinson
Email: srobinson@abhr.com

The City:

City of Missouri City, Texas
1522 Texas Parkway
Missouri City, Texas 77489
Attention: City Manager
Email: BAtkinson@missouricitytx.gov

Each party may change its address by written notice in accordance with this section. Any communication addressed and mailed in accordance with this section shall be deemed to be given three (3) days after such communication is mailed, any notice so sent by electronic transmission shall be deemed to be given upon delivery of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when received for, or actually received by the other party.

6.5 Amendments and waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the Developer and the City. No course of dealing on the part of the parties, nor any failure or delay by one or more of the parties, with respect to exercising any right, power or privilege under this Agreement shall operate as a waiver thereof, except as otherwise provided in this section.

6.6 Invalidity. If any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement, except to the extent of a complete failure of consideration.

6.7 Successors and assigns. All covenants and agreements contained by or on behalf of a party in this Agreement shall bind its successors and assigns and shall inure to the benefit of the other party, its successors and assigns. The parties may assign their rights and obligations under this Agreement or any interest herein, only with the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed, and any assignment without such prior written consent, including an assignment by operation of law, is void and of no effect. This Agreement and the provisions of this paragraph do not apply, inure to the benefit of, or have any binding effect on third parties not a party to this Agreement.

6.8 Singular and plural: gender. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa. Likewise, any masculine references shall include the feminine, and vice versa.

6.9 Exhibits: titles of articles, sections and subsections. The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings are only for the convenience of the parties and shall not be construed to have any effect or meaning as to the agreement between the parties hereto. Any reference herein to a section or subsection shall be considered a reference to such section or subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

6.10 Construction and Venue. This Agreement shall be governed by the laws of the State of Texas, without regard to its conflict of laws provisions, with venue in Fort Bend County, Texas, and Developer hereby consents to such jurisdiction and venue.

6.11 Entire Agreement. THIS WRITTEN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITEN ORAL AGREEMENTS BETWEEN THE PARTIES.

6.12 Term. The term of this Agreement shall begin on January 1 of the year following Commencement Date, and shall be effective for fifteen (15) years following the Commencement Date (the "Term"). By way of example, if the first Certificate of Occupancy on the Property is issued in 2019, the Term shall commence on January 1, 2020 and shall expire on the earlier of January 1, 2035, or termination of TIRZ 2. However, should the Commencement Date not occur within five (5) years following the Agreement's Effective Date, the Agreement shall automatically terminate.

6.13 Time of the essence. Time is of the essence with respect to the obligations of the parties to this Agreement.

6.14 Further assurances. Each party hereby agrees that it will take all actions and execute all documents reasonably necessary to fully carry out the purposes and intent of this Agreement.

6.15 Force Majeure. If any party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, then the obligations of such party, to the extent affected by such force majeure and to the extent that due diligence is being used to resume performance at the earliest practicable time, is suspended during the continuance of the force majeure. The term "force majeure," means: (i) strikes and picketing (except to the extent involving a labor issue at the site caused by the party seeking force majeure); (ii) sabotage; (iii) acts of God; (iv) fire or other unavoidable casualties; (v) adverse weather conditions or weather delays (beyond the working day) resulting from excessive rain or snow, ice, sleet, frost, cold (or hot) temperatures, windstorm and/or tornado, earthquake or flood delays due to inclement weather which exceed the number of delay days in the schedule for such excessive rain or snow, ice, sleet, frost, cold (or hot) temperatures, windstorm and/or tornado, earthquake or flood, resulting in the reduction or loss of productivity on critical path activities; (vi) explosion; (vii) war, invasion, civil commotion, embargo, terrorist attacks, riots or public insurrection, condemnation; (viii) delays caused by any act or failure to act by any governmental authority, including delays in the issuance of permits, licenses, and approvals required for the Improvements (unless the delay in the issuance of the preceding items was due to Developer's contractor not filing for the items in a timely manner); (ix) regional, local, or national labor disputes; national or regional shortages and/or unavailability of materials; and (x) vandalism and malicious mischief.

[EXECUTION PAGE FOLLOWS]

Exhibits

Exhibit A – Property Description

Exhibit B – Improvements

Exhibit C – Potential Additional Tract

CITY OF MISSOURI CITY, TEXAS

By: _____
Mayor

ATTEST:

By: _____
City Secretary

(SEAL)

APPROVED AS TO FORM:

By: _____
City Attorney

A-S 151 NWC FORT BEND PKWY-HWY 6, L.P.,
a Texas limited partnership

By: A-S 151, L.C., a Texas limited liability
company, General Partner

By: _____

Name: Steven D. Alvis

Title: Manager

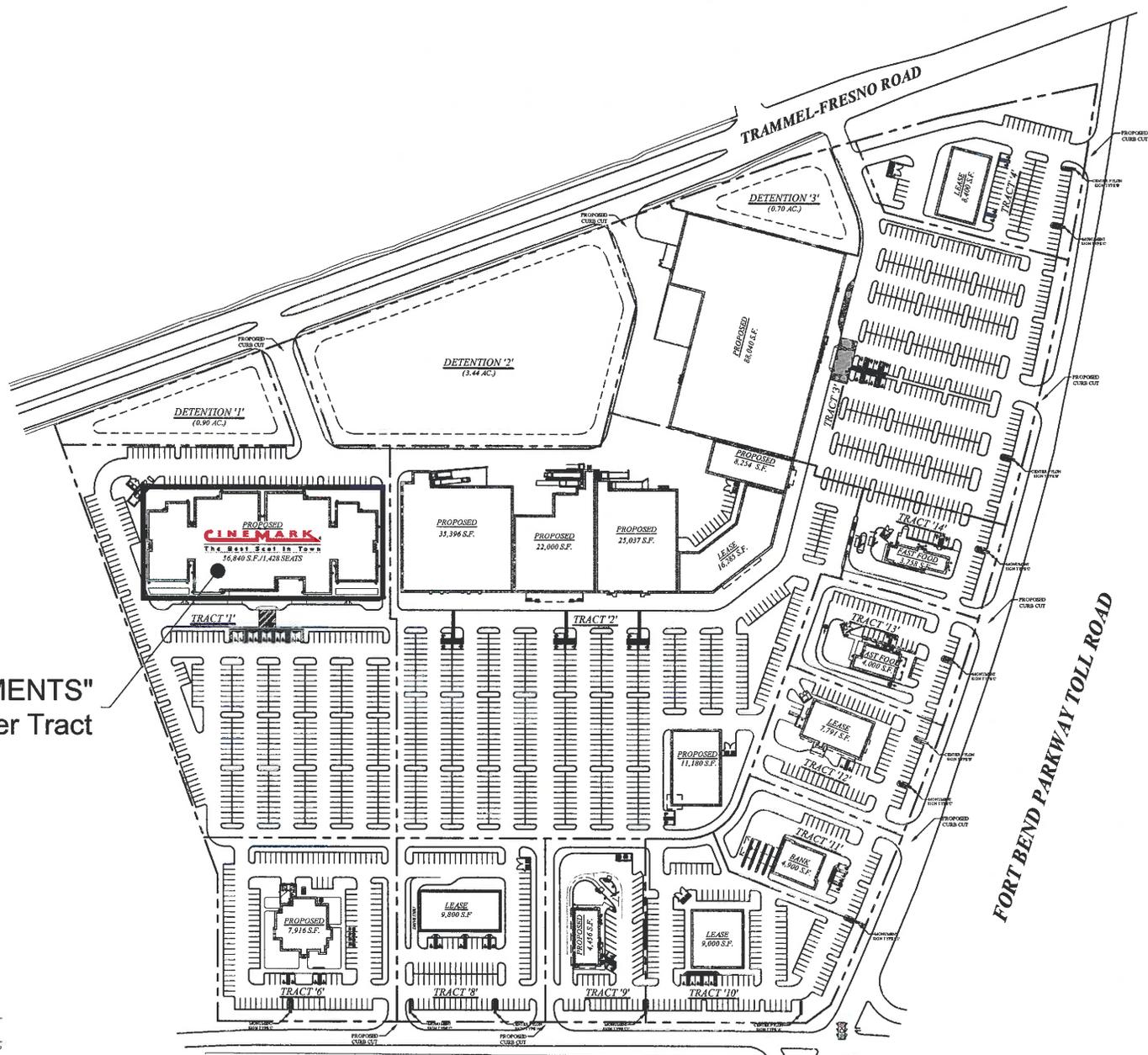
EXHIBIT A

Tract One

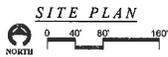
All of that 41.9188 acre tract in Special Warranty Deed as recorded under Fort Bend County Clerk File No. 2019-027459 of Fort Bend County Deed Records, more particularly described as all of Parkway Plaza Shopping Center, a subdivision in Fort Bend County according to the map or plat thereof, recorded under Plat No. 20060251 of the Plat Records of Fort Bend County, Texas.

Tract Two

All of that 1.0126 acre tract in Special Warranty Deed as recorded under Fort Bend County Clerk File No. 2019-036560 of Fort Bend County Deed Records.



"IMPROVEMENTS"
Theater Tract

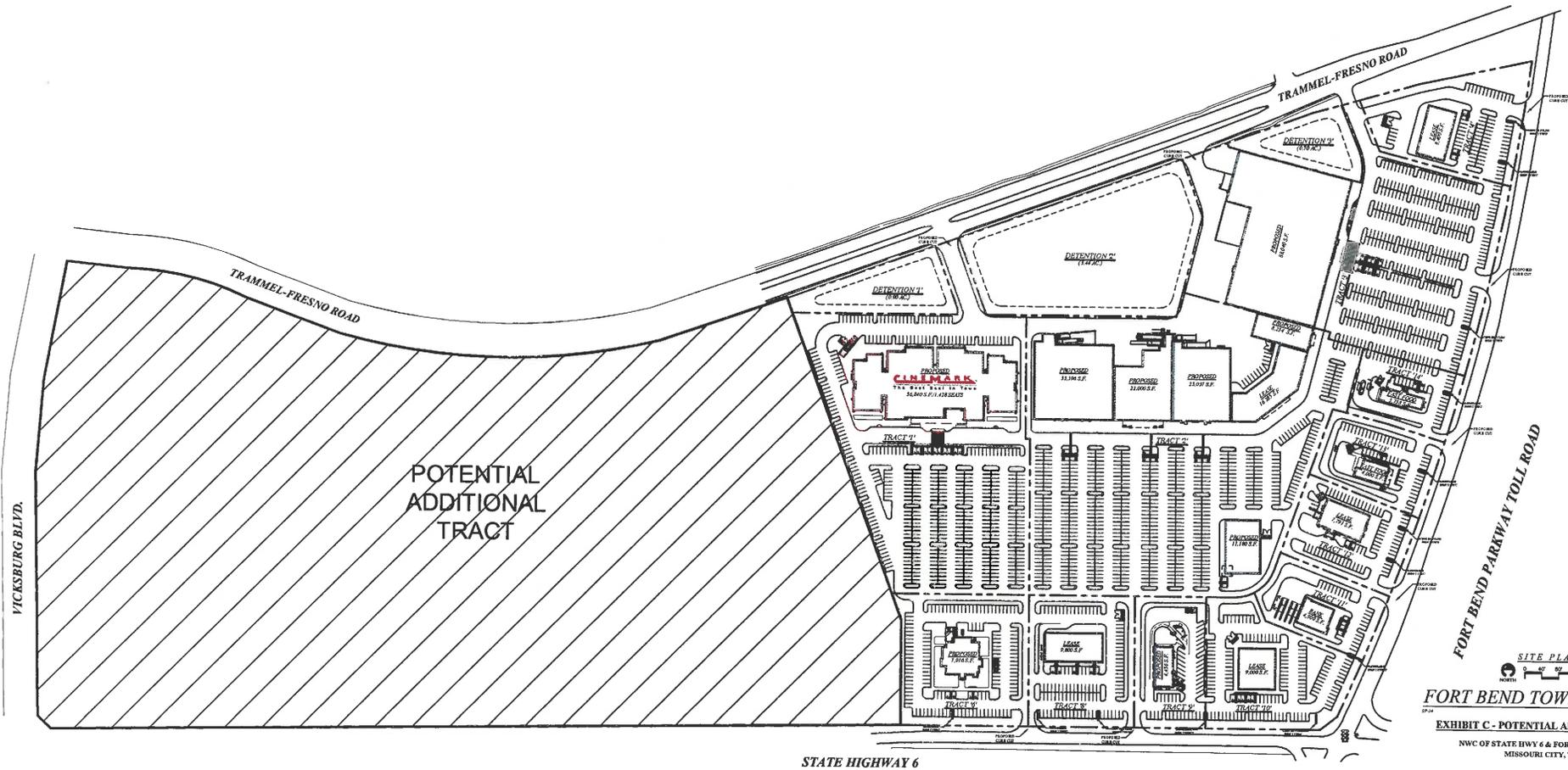


FORT BEND TOWN CENTER II

EXHIBIT B - CONCEPTUAL SITE PLAN

NWC OF STATE HWY 6 & FORT BEND PARKWAY
MISSOURI CITY, TEXAS

STATE HIGHWAY 6



SITE PLAN
 NORTH
 0 50 100
FORT BEND TOWN CENTER II
 EXHIBIT C - POTENTIAL ADDITIONAL TRACT
 NWC OF STATE HWY 6 & FORT BEND PARKWAY
 MISSOURI CITY, TEXAS

New Quest
 PROPERTIES
 402 W. Loop West Suite 1000
 Suite 200 | Houston, Texas 77060
 281.477.4100 www.newquest.com

STATE HIGHWAY 6



**Council Agenda Item
August 5, 2019**

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

13. 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.

14. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN
