

**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 MINUTES**

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, August 5, 2019**, at the City Hall, Council Chamber, 2<sup>nd</sup> 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 7:05 p.m.

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

Mayor asked First Assistant City Attorney Way to provide an overview on voting, as only four members of City Council were present. First Assistant Attorney Way explained that the charter required a unanimous vote of the four members of City Council for an item to be approved due to the quorum; otherwise, agenda items could not be considered for 90 days.

**2. The PLEDGE OF ALLEGIANCE** was led by Fire Chief Campbell.

There were no **PRESENTATIONS AND RECOGNITIONS**.

### **4. PUBLIC COMMENTS**

**Jeremiah Asomugha**, 20811 Trenton Valley Lane, spoke in regards to the rezoning of Miracle City Church and how it was withdrawn from the agenda for today.

**Christopher Quimby**, 11814 S. Willowdale Circle, spoke about concerns regarding the rezoning of Miracle City Church.

**JC Haigh**, 5407 Raintree Drive, requested release of a video and minutes.

**Jordan Jones**, 2846 Whispering Creek, spoke in reference to an audit and asked if the Mayor and Council agreed to move forward with it.

**Nkemdi Ohalete**, 14903 Rock Mill Lane, spoke in regards to the rezoning of Miracle City Church.

### **5. STAFF REPORTS**

City Manager Snipes presented the following updates: the City launched a real-time travel map that allows residents to see traffic flow; the bridge on Glenn Lakes Lane was closed for a reconstruction project; the City started construction on La Quinta Drive with partial closing; and, Fort Bend ISD classes resume on August 14. Snipes asked that everyone mark their calendars for the following upcoming events: Free Tai Chi demonstration on August 6; Senior Mystery Trip on August 8; the Community Operation Back-to-School Health Fair on August 10; Senior Bingo Night on August 15; and, the MCTX Symposium on August 21.

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

City Manager Snipes presented on major revenues and the general fund full-time employees (FTE) per 1,000 population. Assistant City Manager Atkinson presented the legislative impact. Director of Financial Services Portis presented on the preliminary certified roll and the implementation of a homestead exemption in the future. Mayor Ford asked how they would recover funds lost through the exemption. Portis stated one option would be to increase property taxes. Councilmember Boney stated it would be helpful to put a figure as to what the tax increase would mean to a homeowner. Snipes also presented City Council priorities; and, Director Portis presented the City's past, present, and future fiscal year budgets.

## 6. CONSENT AGENDA

- (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.

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

## 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.

Planning Manager Gomez presented on the Tang City Plaza building. Gomez noted that 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. Gomez explained 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. The community center, however, was never constructed and the previously existing Tang City Plaza buildings were eventually demolished leaving only slab foundations and the pavement. The site has not been improved since the closing of the Tang City Plaza. The property owner, Tang City Community Village LLC, requested an amendment to 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 footprints and pavement to accommodate the development. Gomez noted the Planning and Zoning Commission forward a positive recommendation for consideration and adoption thereof.

Councilmember Pearson moved to open the public hearing at 8:28 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Pearson asked if the item went according to plan and if the applicant had a timeline of the project. Gomez stated they started to clean the site in order to begin construction within the next few months.

Mayor Ford asked if they had businesses to fill the tenant spaces. Noble Enloe, of Enloe Contractors LLC and representative of the applicant, stated they had potential clientele lined up.

With no further comments from the public, Councilmember Boney moved to close the public hearing at 8:33 p.m. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

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

- (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.

Planning Manager Gomez presented on Talent Academy. Gomez stated that 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, retail uses have been located within the PD including but not limited to a restaurant, banks, a hotel, and a childcare center. Gomez noted the owner of the childcare center, Talent Academy, had submitted a site plan and conceptual building elevations, which depicted the existing building where the childcare center was 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. Gomez stated the Planning and Zoning Commission forward a positive recommendation for consideration and adoption thereof.

Councilmember Emery moved to open the public hearing at 8:40 p.m. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

Mayor Ford asked if they were required to have a playground. Gomez stated no. Councilmember Boney asked about the protest letter. Gomez explained it came from a competing childcare center.

With no further comments from the public, Councilmember Pearson moved to close the public hearing at 8:41 p.m. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

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

## **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 Boney moved to open the public hearing at 8:43 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

With no comments from the public, Councilmember Emery moved to close the public hearing at 8:44 p.m. Councilmember Boney 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 Boney moved to open the public hearing at 8:44 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

With no comments from the public, Councilmember Pearson moved to close the public hearing at 8:45 p.m. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (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.

Councilmember Boney moved to open the public hearing at 8:45 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Assistant City Attorney Quintal stated the ordinance would extend the life of Reinvestment Zone No. 1 to end on December 31, 2029.

With no further comments from the public, Councilmember Emery moved to close the public hearing at 8:47 p.m. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

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

There were no **APPOINTMENTS.**

## **9. AUTHORIZATIONS**

- (a) Consider authorizing the city manager to negotiate and execute a contract for design services for the Mustang Bayou wastewater plant expansion.

Councilmember Pearson moved to authorize the city manager to negotiate and execute a contract for design services for the Mustang Bayou wastewater plant expansion with Ardurra for an amount not to exceed \$1,081,263.00. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing the city manager to execute the purchase of a front end loader.

Councilmember Emery moved to authorize the city manager to execute the purchase of a front end loader in the amount of \$165,429.00. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (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.

Councilmember Boney moved to authorize 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 with Construction Masters of Houston. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

## 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.

Councilmember Emery moved to postpone agenda item 10a to the next City Council meeting. Councilmember Pearson seconded. **MOTION FAILED.**

Ayes: Councilmembers Pearson, Boney and Emery  
Nays: Mayor Ford

City Council moved to go into closed executive session at the end of the City Council meeting pursuant to section 551.071(2) of the Texas Open Meetings Act.

City Council moved to take action over agenda items 7b2 and 7b3, at this time.

For agenda item 7b2, Councilmember Boney moved to approve the 2019 action plan with the edit for first time homebuyers program. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

For agenda item 7b3, Councilmember Pearson moved to approve the 2019-2023 Consolidated Plan. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

## 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.

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

- (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.

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

- (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.

No action was taken.

- (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.

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

**12. CITY COUNCIL ANNOUNCEMENTS**

Councilmember Boney stated he provided a proclamation of support to Bubbah Thomas, a legendary music educator and a Missouri City resident. Councilmember Pearson thanked City Manager Snipes and staff for their presentation on the proposed budget. Pearson asked the community to keep the victims and families of El Paso, Texas and Dayton, Ohio in their prayers. Mayor Ford sent condolences to Curtis Williams, II and his family.

**13. CLOSED EXECUTIVE SESSION**

Pursuant to section 551.071(2) of the Texas Open Meetings Act, City Council went into Closed Executive Session at 9:09 p.m.

**14. RECONVENE**

At 9:31 p.m., Council reconvened into open session.

Mayor Ford called for a motion for agenda item 10a. No action was taken.

**15. ADJOURN**

The regular City Council meeting adjourned at 9:31 p.m.

Minutes PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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Maria Jackson, City Secretary