

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, October 7, 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 7:00 p.m.

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

2. The **PLEDGE OF ALLEGIANCE** was led by Elkins High School Air Force Junior Reserve Officer Training Corps.

3. PRESENTATIONS AND RECOGNITIONS

Mayor Ford proclaimed the week of October 6-12, 2019, as "Fire Prevention Week" in the City of Missouri City, Texas; and, proclaimed the month of October as "National Community Planning Month" in the City of Missouri City, Texas.

4. PUBLIC COMMENTS

Jeanette Quimby, 11814 S. Willowdale Circle, expressed concerns regarding the Miracle City Church request.

5. STAFF REPORTS

City Manager Snipes thanked those who attended and worked the following events: Oktoberfest, MCTX Job fair, Doing Business with the City workshop, Pre-National Night Out kickoff party, National Night Out, Leadership Now Symposium, and Community Night Out. Snipes provided an update on Texas Parkway U-turns. He also spoke about the new hours of operation for the Development Services planning/inspection/permit front office, which were changed to 8:00 a.m. through 4:00 p.m. Snipes stated the City received a distinguished Budget Presentation Award from the Government Finance Officers of America. Snipes invited the community to the Veterans Memorial groundbreaking on November 11.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of September 16, 2019, the special City Council meetings of September 21, 2019, and September 23, 2019.
- (b) Consider an ordinance authorizing the crediting of updated service credits in the Texas Municipal Retirement System for certain City of Missouri City employees who have membership in such-system; providing for increased annuities for certain City of Missouri City retirees and beneficiaries of deceased retirees; providing an effective date; and consider the ordinance on the second and final reading.

- (c) Consider authorizing the execution of an agreement with Harris County related to election services for the November 5, 2019 general election.

Councilmember Emery moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Edwards 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 to zone a property from R-3, two family residential district, MF-2, multifamily residential district and SD, suburban district to PD, Planned Development District to allow for a unified development to include commercial and residential 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; containing other provisions relating to the subject; and consider the related ordinance on the first of two readings. The subject site is located south of Crescent Oak Village at Lake Olympia and Parks Edge residential subdivisions, east of Sunrise Bay at Lake Olympia residential subdivision and west of Olympia Estates residential subdivision.

Planning Manager Gomez stated the applicant was seeking a PD, Planned Development district to provide for a mixed-use development to include residential and restricted commercial uses. The applicant provided a conceptual development plan, general development plan and residential builder guidelines for the development. The development included a plan for 34 patio home lots to be constructed along a 50 foot street right-of-way from an entrance of off Lake Olympia Parkway. Restricted commercial uses were proposed to be located within an approximate 1.7-acre parcel to be placed along Lake Olympia Parkway frontage. The site included a portion of the Mustang Bayou detention facility and the area would be maintained for the development. The balance of the land would be dedicated towards detention and open space. Gomez stated the applicant provided a general development schedule to include the following:

November 2019-June 2020: Platting; site design; commercial building design

July 2020 – June 2021: Commercial construction; Residential site bidding & construction

April 2021 – 2022: Residential sale to build

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

The applicant, Kathryn Parker, presented an overview.

Councilmember Emery moved to open the public hearing at 7:40 p.m. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Maroulis asked Ms. Parker how many commercial spaces were identified. Parker stated it would be limited due to the buffer. Councilmember Emery asked if they would have a service station. Parker clarified a convenience store was permitted but not a service station. Councilmember Emery asked if the buffer was for the six lots. Parker stated it was and they prefer a 20-foot buffer but would accept the 15 feet buffer. Councilmember Boney asked about drainage and detention pond. City Engineer Kumar stated they had not seen a drainage study and explained an overview on the detention pond.

Michael Wells, 1607 Morning Dew Place, expressed concerns regarding the proposed request.

Richard Pedde, 1611 Morning Dew Place, expressed concerns regarding the proposed request.

Councilmember Pearson moved to close the public hearing at 7:58 p.m. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Maroulis asked about the noise coming from the pump station. Director Kumar stated they would need to look into it. Councilmember Emery asked that lighting requirements be looked into. Gomez stated the regulation on the flow of light would not extend beyond the property line.

Councilmember Maroulis stepped away at 7:59 p.m. and returned at 7:59 p.m.

Councilmember Boney moved to approve the ordinance. **MOTION DIED DUE TO LACK OF SECOND.**

(b) Public Hearings and related actions

- (1) Public hearing to receive comments for or against an ordinance continuing an interim procedure regarding the administration of plans and platting rules; declaring an emergency; and consider the related ordinance on first and final reading.

Planning Manager Gomez presented on an ordinance continuing an interim procedure regarding the administration of plans and platting rules.

Councilmember Pearson moved to open the public hearing at 8:01 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

With no public comments, Councilmember Maroulis moved to close the public hearing at 8:02 p.m. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

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

There were no **APPOINTMENTS.**

9. AUTHORIZATIONS

- (a) Consider authorizing the City Manager to execute a contract for the purchase and installation of playground equipment at Roane Park.

Director of Parks and Recreation Mangum presented on the purchase and installation of playground equipment at Roane Park.

Councilmember Emery moved to authorize the City Manager to execute a contract for the purchase and installation of playground equipment at Roane Park. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing the reimbursement to Century Land Holdings of Texas, LLC as set forth in the audit report dated March 31, 2019.

Councilmember Maroulis moved to authorize the reimbursement to Century Land Holdings of Texas, LLC as set forth in the audit report dated March 31, 2019. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider authorizing the execution of a letter of approval for Care EMS INC to operate a non-emergency ambulance service.

Councilmember Maroulis moved to authorize the execution of a letter of approval for Care EMS INC to operate a non-emergency ambulance service. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

10. ORDINANCES

- (a) Consider an ordinance providing for the assessment, levy, and collection of ad valorem taxes for the City of Missouri City, Texas, for the 2019 tax year and for each year thereafter until otherwise provided; providing the date on which such taxes shall be due and timely paid; authorizing an additional penalty for the collection of delinquent ad valorem taxes in lieu of recovering attorneys' fees; and consider the ordinance on the first and final reading. Separate votes are required for the adoption of operations tax rate, the debt service tax rate, and the tax rate ordinance.

Councilmember Pearson moved to approve the rate of \$0.466387 for the maintenance and operations component of the tax rate. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Maroulis moved to approve the rate of \$0.163613 for the debt service component of the tax rate. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Boney moved to approve the property tax rate by the adoption of a tax rate of \$0.630000, which is effectively a 4.319-percent increase in the tax rate, by record vote. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

- (b) Consider an ordinance authorizing the issuance and sale of City of Missouri City, Texas, General Obligation Bonds, Series 2019, in the aggregate principal amount not to exceed \$14,000,000; levying a tax in payment thereof; authorizing the execution and delivery of a bond purchase contract, a paying agent/registrar agreement and an officer's pricing certificate; approving the official statement; approving the engagement of certain professionals in connection with the issuance of the bonds; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; enacting other provisions relating thereto; and consider the ordinance on the first and final reading.

Director of Financial Services Portis presented on the General Obligation Bonds, Series 2019, which would fund improvements for Public Safety, Drainage, Mobility, Fire Station No. 6 and Facilities. All of the projects included in these areas were discussed as part of the FY2020-24 Capital Improvement Plan adopted with the Fiscal Year 2020 Budget at the September 16 meeting. Mayor Ford asked for clarification if projects referenced were from previous bond elections. Director Portis stated the projects were within authorization.

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

11. RESOLUTIONS

- (a) Consider a resolution nominating a candidate for a position on the Board of Directors of the Harris County Appraisal District.

Councilmember Maroulis moved to approve the resolution nominating Mike Sullivan to the Board of Directors of the Harris County Appraisal District. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider a resolution nominating one or more candidates for election to one or more positions on the Board of Directors of the Fort Bend Central Appraisal District.

Councilmember Maroulis moved to approve the resolution nominating Jim Kij, Paul Stamatis, Jr., and Al Abramczyk to the Board of Directors of the Fort Bend Central Appraisal District. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider a resolution approving and ratifying the submission of a grant application for the Gulf States Regional Law Enforcement Technology assistance program to the United States Department of Justice to fund the purchase a video surveillance security system; and containing other provisions related thereto.

Program Coordinator Murray presented on the Gulf States Regional Law Enforcement Technology Assistance Initiative grant for the purpose of purchasing a surveillance system to install at Buffalo Run Park. Murray noted the City would not have to match the grant.

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

12. CITY COUNCIL ANNOUNCEMENTS

Councilmember Emery stated he had a good meeting with AARP, Chapter 3081. Councilmember Boney thanked staff for the great events this past week that included National Night Out, Leadership Now Symposium and Community Night Out. Councilmember Maroulis announced several grand openings such as Whataburger, Sharp Minds Academy, and Wishbone Pet Care. He had the opportunity to judge a cake contest at Sweets in the Sky. Maroulis also thanked Chief Campbell and the firefighters who attended Lexington Creek Elementary to participate in safety patrol assistance. Councilmember Pearson thanked HOA's he visited during National Night Out, and thanked staff who participated as well. He commended City Manager Snipes and Visitors Center Coordinator McCallan for Community Night Out. Mayor Ford thanked staff and residents for making National Night Out and Community Night Out successful events. Ford apologized for profanity used at Community Night Out, which was being addressed.

13. ADJOURN

The regular City Council meeting adjourned at 7:53 p.m.

Minutes PASSED AND APPROVED this the _____ day of _____ 2019.

Maria Jackson, City Secretary