

**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 21, 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: Mayor Pro Tem Preston, Councilmembers Edwards, Pearson, Boney, Maroulis, and Emery; Assistant City Manager Atkinson, City Attorney Iyamu, and City Secretary Jackson. Absent: City Manager Snipes.

2. The **PLEDGE OF ALLEGIANCE** was led by Assistant City Manager Martel.

### 3. PRESENTATIONS AND RECOGNITIONS

Mayor Ford proclaimed October 21, 2019, as "Delta Sigma Theta Sorority Incorporated Day" in the City of Missouri City, Texas. Mayor Ford along with Health Inspectors II Abraham and Bryan presented the Clean Restaurant Award to local establishments.

### 4. PUBLIC COMMENTS

**Tiffany Scales**, 3806 Smithers Lane, spoke on a non-profit organization 'Toiletries for Families' and stated she believed there was a need not being met in the area. Scales added that she wished to contract with the City.

**Hyo Tan Knebel**, 2955 Creekway Circle, spoke about water coming down on her property from the City's green space.

### 5. STAFF REPORTS

Assistant City Manager Atkinson announced that early voting would be from October 21 through November 1. Atkinson invited everyone to the following events: Tots and Crafts on October 23; Leadership Luncheon on October 23; Senior Foodies on October 24; Ladies Tennis Double Strategy Clinic on October 25; Slam or Smash Pickleball Tournament on October 25; Book Talk on October 29; and, Tricks and Treats in the park on October 26.

Fire Chief Campbell presented the Missouri City Fire and Rescue Services Department annual report.

### 6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of October 7, 2019.
- (b) Consider approving the designation of an acting city manager pursuant to Section 4.01.E of the City Charter of the City of Missouri City, Texas.

Councilmember Edwards moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Emery 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 a specific use permit authorizing the use of a 14.984 acre tract of land zoned as LC-1 local retail restricted district and R-3 two-family residential district to allow for the development of a worship center; describing said 14.984 acre tract of land; providing limitations, restrictions, and conditions on such specific use; amending the zoning district map of the City of Missouri City; providing a penalty; containing other provisions relating to the subject; and consider the ordinance on the first of two readings. The subject site is located north of East Hampton Circle, south of the Fondren Park subdivision, east of Kathy Avenue, and west of Fondren Road.

Planner I White presented on an ordinance to consider a request by Jeremiah Asomugha for a Specific Use Permit on an approximate 14.984 acre tract of land zoned as LC-1 local retail restricted district and R-3 two-family residential district to allow for the development of a worship 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. White stated Mr. Asomugha proposed to locate an approximate 20,000 square foot worship center, a 16,000 square foot multi-purpose media building and recreational areas. The development was proposed in two phases as follows: **Phase 1:** Media/multi-purpose building with a maximum occupancy of 500 people to be completed/constructed in 18 months; and, **Phase 2:** Worship center with a maximum occupancy of 1,000 people to be constructed five years after Phase 1 was completed. Staff recommended approval of the SUP with conditions. The Planning and Zoning Commission forward their final report to include staff recommendations and provide for the building square feet as shown on the conceptual site plan, to relocate the trash enclosure area away from the residential areas, to landscape the area surrounding any proposed detention and to provide mitigation for buffering noises, with a positive recommendation (4-3 vote).

Councilmember Boney moved to open the public hearing at 7:44 p.m. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

**Joe Nixon**, applicant's attorney, stated his client would like to be a good neighbor and encouraged Council to recognize first amendment.

**Gerald McWilliams**, 15350 E. Hutchinson Circle, spoke against the proposed request.

**Sharron Stighich**, 11802 S. Marcia Circle, spoke against the proposed request.

**Michael Rowan**, 11806 S. Marianne Circle, spoke against the proposed request.

**Penelope Hazelwood**, 11819 S. Marianne Circle, spoke against the proposed request.

Councilmember Edwards stepped away at 7:58 p.m. and returned at 8:01 p.m.

**Jeremiah Asomugha**, the applicant, thanked everyone for the efforts they made with the subdivision and addressed comments by the public.

**Nkemdi Ohalete**, the applicant's engineer, addressed questions from the public and stated they would abide by the City and county codes.

**Jeanette Quimby**, 11814 S. Willowdale Circle, spoke against the request and comments made by the applicants.

Assistant City Manager Atkinson stepped away at 8:06 p.m. and returned at 8:10.

**Sheryl Orloff**, 11802 S. Perry Ave, designated time to Ms. Quimby.

Ms. Quimby continue to speak against the proposed request.

**Samuel Renaul**, 11839 S. Evelyn Circle, spoke against the proposed request.

**Alan Soffar**, 11734 N. Nottingham Circle, spoke against the proposed request.

**Howard Reynolds**, 15342 E. Hutchinson Circle, spoke against the proposed request.

**Bob Paisley**, 11743 N. Marianne Circle, spoke against the proposed request.

**Penelope Jank**, 11731 N. Nottingham Circle, spoke against the proposed request.

**Jeanne Noxon**, 11806 S. Marcia Circle, spoke against the proposed request.

**Bobbie DeGrate**, 11735 N. Marcia Circle, spoke in favor of the proposed request.

**Betsy Elenbaas**, 11803 S. Kathy Ave, spoke against the proposed request.

**Karl Guetzow**, 1182 S. Willow Circle, spoke against the proposed request.

**Carla Menard**, 15422 Poolview Street, spoke against the proposed request.

**Deb Freilich**, 15210 E. Hampton Circle, spoke against the proposed request.

**Vickie Bunch**, 11847 S. Perry Ave, spoke in favor of the proposed request.

**Bruce Zabrowski**, 7915 Chancel, spoke against the proposed request.

**Robin McClland**, 11822 S. Perry Ave, spoke in favor of the proposed request.

Councilmember Boney moved to close the public hearing at 8:51 p.m. Councilmember Pearson seconded.  
**MOTION PASSED UNANIMOUSLY.**

#### **AGENDA ITME FAILED DUE TO LACK OF MOTION.**

There were no **Public Hearings and related actions** and no **APPOINTMENTS**.

#### **9. AUTHORIZATIONS**

- (a) Consider authorizing the city manager to negotiate and execute a contract for the provision of services required for paving and drainage improvements for Independence Boulevard (Segment 2).

Councilmember Maroulis moved to authorize the city manager to execute a contract with Mar-Con Services, LLC for the paving and drainage improvements for Independence Blvd. (Segment 2) in the amount of \$1,614,169.8. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing the city manager to execute a contract for tennis programs, lessons, clinics, tournaments and services.

Councilmember Pearson moved to authorize the city manager to execute a contract for tennis programs, lessons, clinics, tournaments and services with King Daddy Sports. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider authorizing the purchase of equipment for a new fire apparatus.

Councilmember Maroulis moved to authorize the purchase of new tools and equipment for two new replacement fire trucks from Metro Fire Apparatus not to exceed \$258,387.00. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (d) Consider authorizing the city manager to execute professional services contracts for plan review and inspections services.

Director of Development Services Spriggs stated the request was to authorize the city manager to enter into a professional services contract with Mikaylah Architects, BBG Consulting, Waters Resources Management, LLC and Curt Services for the following: planning and zoning, building plan review, engineering plan review, fire code review, and inspection services. Spriggs noted that with this authorization, the City would comply with new state legislation and provide expedited services.

Councilmember Emery moved to authorize the city manager to execute professional services contracts for plan review and inspections services. 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; authorizing the appropriate city officials to take steps necessary to accomplish such amendments; making certain findings; containing certain provisions relating to the subject; and consider the ordinance on the first and final reading.

Director of Financial Services Portis presented an overview on the budget amendments.

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

## 11. RESOLUTIONS

- (a) Consider a resolution determining that the construction Manager-At-Risk method of procurement provides the best value for the City of Missouri City, Texas; providing for repeal; providing for severability; and making certain findings relating there to.

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

## 12. CITY COUNCIL ANNOUNCEMENTS

Councilmember Emery stated the pathway from Township Boulevard to Mosley Park would open up officially and thanked the work of the Parks and Recreation and the Public Works departments. Councilmember Boney congratulated Delta Sigma Theta Sorority; attended the grand opening of Fleur De Licious Catering; attended the Houston Association of Realtors luncheon; and, represented the City at the TML Annual Conference. Councilmember Maroulis spoke about an accident on Highway 6 and Glen Lakes.

Councilmember Pearson also attended the grand opening of Fleur De Licious Catering. Mayor Ford invited everyone for the October 23 Leadership Luncheon celebrating National Women’s Small Business Month.

**13. ADJOURN**

The regular City Council meeting adjourned at 9:13 p.m.

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

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Maria Jackson, City Secretary