

YOLANDA FORD
Mayor

VASHAUNDRA EDWARDS
Councilmember at Large Position No. 1

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



CHERYL STERLING
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 **Tuesday, September 8, 2020**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

Due to the COVID 19 Disaster and the Center for Disease Control's recommendation regarding social distancing measures, the Mayor, City Council, City Staff members, and members of the public were not physically present during this meeting. The meeting was made possible through the cloud-based video conferencing platform Zoom.

1. ROLL CALL

Mayor Ford called the meeting to order at 7:18 p.m.

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

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

3. PRESENTATIONS AND RECOGNITIONS

Mayor Pro Tem Preston proclaimed the month of September as "Cancer Awareness Month" in Missouri City, Texas. Mayor Ford proclaimed the month of September as "National Preparedness Month" in Missouri City, Texas.

4. PUBLIC COMMENTS

Bruce Zaborowski, 7915 Chancel, welcomed Odis Jones and Todd Hoover to Missouri City. He addressed concerns regarding the MUDs and would like to know what was going on with the bridge in Fonmeadow.

Zelda Dashiell, 1239 Birchstone Drive, addressed concerns regarding the CARES Act funds and how it would be distributed to residents.

Traci Garner, 12811 Laleu Lane, discussed cancer awareness month and emergency preparedness. She also discussed concerns with Laleu Lane and requested speed bumps, street lights, and child safety signs.

There were no **STAFF REPORTS**.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of August 17, 2020.
- (b) Consider an ordinance amending Chapter 62, Municipal Court, of the Missouri City Code; providing duties for the presiding judge; and consider the ordinance on the second and final reading.

- (c) Consider authorizing the City Manager to approve a contract for city-wide fire protection equipment services.
- (d) Consider authorizing an interlocal agreement with the North Central Texas Council of Governments for cooperative purchasing.

Mayor Pro Tem Preston moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

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 an approximate 20-acre tract of land zoned as SD suburban district to provide for the development of a place of assembly for a proposed Fort Bend Independent School District (FBISD) elementary school site; and consider a related ordinance on the first of two readings. The subject site is located at the northeast corner of Knights Court and Thompson Ferry Road, north of Stonebrook at Riverstone, north and west of FBISD Elkins High School and east of Creekstone Village at Riverstone residential subdivision.

Planning Manager Thomas Gomez presented an overview on the request for a specific use permit authorizing the use of an approximate 20-acre tract of land zoned as SD suburban district to provide for the development of a place of assembly for a proposed Fort Bend Independent School District (FBISD) elementary school site. Councilmember Maroulis spoke over parking and traffic concerns on Knights Road. He also noted they needed to reach out to the residents nearby.

Councilmember Maroulis moved to open the public hearing at 7:57 p.m. Mayor Pro Tem Preston seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

Councilmember Emery expressed parking and traffic concerns. Mayor Ford asked if staff could address these concerns. Director of Public Works Kumar stated they asked for and received a traffic impact analysis and staff were reviewing it. Kumar stated they were also looking at future growth and potential traffic in the area. He added they would also look into the sidewalk issue or the lack thereof.

Councilmember Maroulis asked if they could look into opening up the notification process to expand the 250-foot radius therefore capturing more residents. Gomez stated the City does not provide notification outside of the city limits and that was what happened with this request. Councilmember Maroulis would like to see the City do something beyond their means. Gomez stated they would look into how it could be accomplished.

Councilmember Emery stated he noticed architectural samples and asked if these were to blend in well to the adjacent properties. Gomez stated they would not enforce much on materials, and from what was presented, the structure should be comparable with what currently exists in the area.

Mayor Ford stated the City received a request to speak before City Council for agenda item 7a1.

Kali Shiller, 4607 Red Hawk Court, spoke about traffic concerns brought up during the August 12, 2020, Planning and Zoning Commission meeting.

Timothy Barnes, the architect of Design Team, addressed the traffic concerns and recognized the challenges. He noted the proposal would make the traffic come in through Thompson Ferry and wrap around the school, allowing more stacking to take place onsite and not on the street. Councilmember Maroulis asked if they anticipated stacking on the street during pick-up times. Barnes stated the design would accommodate double stacking along the circular drive with the intent to get them off Thompson Ferry as fast as possible.

Mahesh Dutta, the engineer of Design Team, also addressed the double stacking. He stated the stacking length required was 900 feet but the double stacking would double the length. In addition, Dutta noted they would have an exclusive left turn lane on Thompson Ferry. Maroulis asked what the measurements pertained to. Dutta stated they pertained to the length of the roadway.

Mayor Ford asked how many cars would be able to be double stacked in the winding roadway. Kiran Ravi, with Design Team, stated they count the number of cars they anticipate for the PQ lane and multiply by 15-20 feet depending on the car storage length.

Director of Public Works Kumar stated staff would research the number of cars that can be stack and provide it to City Council in an email later this week. Maroulis addressed the opportunity to improve the corridor. Dutta stated they could accommodate 80 cars double stacked.

Councilmember Edwards moved to close the public hearing at 8:15 p.m. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

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

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

(b) Public Hearings and related actions

- (1) Public hearing to receive comments for or against the extension of the City of Missouri City, Texas Reinvestment Zone Number Two (TIRZ 2) to 2049; and consider a related ordinance on the first of two readings.

Assistant City Manager Atkinson presented on the New Quest Development agreement. The public hearing was to consider extending the life of the term with Reinvestment Zone Number Two (TIRZ 2) to 2049.

Councilmember Maroulis moved to open the public hearing at 8:18 p.m. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

With no public comments, Councilmember Maroulis moved to close the public hearing at 8:19 p.m. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

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

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

Nays: None

- (2) Public hearing to receive comments for or against an amendment to the City of Missouri City, Texas Reinvestment Zone Number Two (TIRZ 2) Project and Financing Plan; and consider a related ordinance on the first of two readings.

Councilmember Edwards moved to open the public hearing at 8:21 p.m. Mayor Pro Tem Preston seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

With no public comments, Councilmember Edwards moved to close the public hearing at 8:21 p.m. Mayor Pro Tem Preston seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

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

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

Nays: None

There were no **APPOINTMENTS.**

9. **AUTHORIZATIONS**

- (a) Consider authorizing the purchase of four new police vehicles.

Captain Poulton presented on the purchase of four new police vehicles. Councilmember Edwards asked about the lifespan for a vehicle utilized by the Police Department. Poulton stated they last about seven years, depending on wear and tear.

Councilmember Emery moved authorize to the purchase of four new police vehicles. Councilmember Maroulis. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

- (b) Consider authorizing the replacement of two totaled patrol vehicles.

Fleet Superintendent Tubbs presented on the replacement of two totaled patrol vehicles. He noted the accidents were not the fault of the city, which were then reimbursed through the Texas Municipal League.

Councilmember Emery moved to authorize the replacement of two totaled patrol vehicles. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

- (c) Consider authorizing the execution of an amendment to the participation agreement with Fort Bend County for City of Missouri City, Texas Reinvestment Zone Number Two (TIRZ 2).

Assistant City Manager Atkinson presented on the New Quest Development agreement.

Councilmember Boney moved to authorize the execution of an amendment to the participation agreement with Fort Bend County for City of Missouri City, Texas Reinvestment Zone Number Two (TIRZ 2). Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

- (d) Consider authorizing the acceptance of a deed conveying certain land for the construction, maintenance and operation of Fire Station No. 6 from Palmetto/WIHA FB107, LP, a Texas limited partnership, pursuant to the grantor's development agreement with the City.

Director of Public Works/City Engineer Kumar stated the deed pertained to Fire Station No. 6 and the developer would dedicate land with no cost pursuant to an existing agreement.

Councilmember Emery moved to authorize the acceptance of a deed conveying certain land for the construction, maintenance and operation of Fire Station No. 6 from Palmetto/WIHA FB107, LP, a Texas limited partnership, pursuant to the grantor's development agreement with the City. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

- (e) Consider authorizing the city manager to execute the CARES Act Interlocal Agreement with Harris County.

Fire Chief Campbell presented on the CARES Act Interlocal Agreement with Harris County. Councilmember Emery requested the amount Harris County was allotting to the City. Campbell stated it was \$345,015. Councilmember Boney asked if there were any restrictions on the funds. Campbell stated they could be used for PPE, mortgage rental assistance program and a couple more that they would present during the survey presentation.

Councilmember Edwards moved to authorize the city manager to execute the CARES Act Interlocal Agreement with Harris County. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

- (f) Consider authorizing the city manager to negotiate and execute an agreement for grant program services.

Assistant City Manager Atkinson presented on the grant program services.

Councilmember Edwards moved to authorize city manager to negotiate and execute an agreement for grant program services. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

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

Nays: None

10. ORDINANCES

- (a) Consider an ordinance amending the City of Missouri City Personnel Policy; amending drug testing policies for certain employees; and consider the ordinance on the first of two readings.

Director of Human Resources and Organizational Development Russell stated the amendment would enhance the program they have. Councilmember Maroulis asked the reason for the amendment. Russell stated the amendment should have been in the policy and by not having it made the policy outdated.

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

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

Nays: None

- (b) Consider an ordinance authorizing the crediting of updated service credits in the Texas Municipal Retirement System for certain City of Missouri City employees; providing for

increased annuities for certain City of Missouri City retirees and beneficiaries of deceased retirees; and consider the ordinance on the first of two readings.

Councilmember Edwards moved to adopt the ordinance. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

11. RESOLUTIONS

- (a) Consider a resolution granting consent to Brazoria-Fort Bend Counties Municipal Utility District No. 3 to annex approximately 96.11 acres of land situated, in part, within the extraterritorial jurisdiction of the City of Missouri City.

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

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

- (b) Consider a resolution amending the City's Financial Policy by adding an interfund loan policy.

Director of Financial Services Portis presented on the transferring of funds in an interfund loan policy.

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

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

- (c) Consider a resolution authorizing the city manager to execute a contract with Valley View Consulting for investment advisory services.

Councilmember Edwards moved to approve the resolution. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

12. CITY COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Preston thanked City Council for the opportunity to proclaim September as "Cancer Awareness Month" and thanked MD Anderson and Dr. Greg Kaufman for participating. He also thanked the City's frontline workers for their dedication and improving the quality of life for Missouri City's residents.

Councilmember Edwards thanked Mayor Pro Tem Preston for bringing awareness. She reminded everyone to volunteer for Park Clean-up Day at Hunters Glen Park on September 12.

Councilmember Sterling thanked Mayor Pro Tem Preston for bringing awareness. She thanked Mayor Ford, City Manager Jones, Mayor Pro Tem Preston, the Communications Department, and Harvest market for the partnership during the market mobile in District A.

Councilmember Boney stated he participated in a prayer walk for peace this past Sunday.

Councilmember Maroulis reminded everyone to remember all those impacted by September 11.

Councilmember Emery sent prayers to the families affected by September 11.

Mayor Ford thanked Harvest Market for responding to the pandemic and issues of availability of food to certain areas of the City. She noted they would resume activities after November 3 and would visit other districts in the City.

13. ADJOURN

The regular City Council meeting adjourned at 9:04 p.m.

Minutes PASSED AND APPROVED this the 21st day of September 2020.

Maria Jackson, City Secretary