

ALLEN OWEN  
Mayor

JERRY WYATT  
Councilmember at Large Position 1

CHRIS PRESTON  
Councilmember at Large Position 2



YOLANDA FORD  
Councilmember District A

DON SMITH  
Councilmember District B

ANTHONY G. MAROULIS  
Councilmember District C

FLOYD EMERY  
Mayor Pro Tem  
Councilmember District D

## CITY COUNCIL SPECIAL MEETING AGENDA

Notice is hereby given of a Special City Council Meeting to be held on **Monday, November 6, 2017**, at **5:40 p.m.** at: **City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber**, 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. CALL TO ORDER**

**2. DISCUSSION/POSSIBLE ACTION**

- (a) Discuss Tax Increment Reinvestment Zone No. 1 allocations for City reimbursements.
- (b) Discuss the Capital Improvement Program and potential 2018 bond election.
- (c) Discuss adopting a policy limiting the use of City resources and the period in which City-sponsored community meetings and City-supported community meetings may be held.

**3. CLOSED EXECUTIVE SESSION**

*The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.*

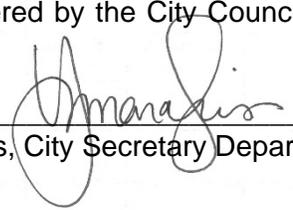
**4. RECONVENE** into Special Session and Consider Action, if any, on items discussed in Executive Session.

**5. 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 November 6, 2017, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on November 3, 2017, at 4:00 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 \_\_\_\_\_, 2017.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**November 6, 2017**

**To:** Mayor and City Council  
**Agenda Item:** 2(b) Discuss the Capital Improvement Program (CIP) and potential 2018 bond election.  
**Submitted by:** Bill Atkinson, Assistant City Manager

**SYNOPSIS**

The Capital Improvements Program (CIP) for the City is a five year plan that assesses the needed capital projects against the city's fiscal capacity to fund the projects. At the January 2017 City Council Budget Retreat, Financial Advisor Joe Morrow presented a five year CIP planning model based on the city's debt capacity that takes into account maintaining the city's bond rating by Moody's at Aa2 and managing the city's debt service portion of the tax rate. Having reviewed the assumptions and the model, it was determined by council to set a new debt issuance capacity of \$55M for the next five years beginning January 2017.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Create a great place to live
- Develop a high performing City team
- Have quality development through buildout

**BACKGROUND**

Staff is developing more detailed information related to the specific project list based on the amount of available bond issuances through FY 2020. This list will be based in part on the types of projects through FY 2020 in the categories and amounts approved by the voters during the respective elections.

Attached is the resulting \$52,104,068 General Obligation Debt Service Pro Forma through 2020 developed by the city's financial advisor (attached). Utilizing this model and the \$55 million capacity and the planned draw down, the following debt issuance plan is in place through the year 2020.

<u>FY</u>	<u>Amount to Issue</u>	<u>Remaining Capacity</u>
		\$55,000,000
17	\$15,185,000	\$39,513,000
18	\$13,151,415	\$26,161,585
19	\$14,726,712	\$11,434,873
20	\$ 9,041,941	\$ 2,392,932

As this information is further finalized, staff plans to come back to council in December and present recommendations on the amount and projects for the next sale of associated bonds. As discussed in the past, the sale of the bonds will be made during January or February when the municipal bond market and rates are most favorable. This timing will allow for the city to maximize the sale.

**STAFF'S RECOMMENDATION**

Based on this information, staff recommends there not be a bond committee or bond election in 2018.

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

City of Missouri City, Texas  
 Pro Forma General Obligation Debt Service  
 I&S Tax Rate Impact Analysis  
Assumes Equal Principal Structuring and 20 Year Amortization  
 As of April 27, 2016

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Fiscal Year Ending 30-Jun	Taxable Assessed Valuation <sup>(1)</sup>	Total I&S Tax Rate Impact <sup>(2)</sup>	Tax Collections 98.00%	Existing Tax-Supported Debt Service	Existing Tax-Supported Tax Rate	\$17,086,362 FY 2017 Project Fund Pro Forma Debt Service <sup>(3)</sup>	Series 2017 Tax Rate	\$13,151,415 FY 2018 Project Fund Pro Forma Debt Service <sup>(4)</sup>	Series 2018 Tax Rate	\$14,726,712 FY 2019 Project Fund Pro Forma Debt Service <sup>(5)</sup>	Series 2019 Tax Rate	\$9,041,941 FY 2020 Project Fund Pro Forma Debt Service <sup>(6)</sup>	Series 2020 Tax Rate	Total Net Debt Service
2016	\$5,168,451,500	\$0.17140	\$8,681,551	\$ 8,157,615	\$ 0.16106									\$ 8,157,615
2017	5,943,719,225	0.15856	9,236,000	8,590,729	0.14748	\$ 645,271	\$0.01108							9,236,000
2018	6,835,277,109	0.15551	10,417,265	8,584,274	0.12815	1,325,719	0.01979	\$ 507,272	\$0.00757					10,417,265
2019	7,518,804,820	0.14128	10,409,760	7,478,766	0.10150	1,307,819	0.01775	1,043,231	0.01416	\$ 579,925	\$0.00787			10,409,760
2020	8,045,121,157	0.14453	11,395,046	7,521,253	0.09540	1,289,919	0.01636	1,029,131	0.01305	1,191,956	0.01512	\$ 362,787	\$0.00460	11,395,046
2021	8,527,828,426	0.13964	11,670,422	7,459,935	0.08926	1,272,019	0.01522	1,015,031	0.01215	1,175,856	0.01407	747,581	0.00895	11,670,422
2022	8,527,828,426	0.13951	11,659,056	7,506,768	0.08982	1,254,119	0.01501	1,000,931	0.01198	1,159,756	0.01388	737,481	0.00882	11,659,056
2023	8,527,828,426	0.13879	11,598,896	7,504,809	0.08980	1,236,219	0.01479	986,831	0.01181	1,143,656	0.01368	727,381	0.00870	11,598,896
2024	8,527,828,426	0.13810	11,541,459	7,505,572	0.08981	1,218,319	0.01458	972,731	0.01164	1,127,556	0.01349	717,281	0.00858	11,541,459
2025	8,527,828,426	0.12897	10,778,560	6,900,873	0.08138	1,200,419	0.01436	958,631	0.01147	1,111,456	0.01330	707,181	0.00846	10,778,560
2026	8,527,828,426	0.12789	10,687,898	6,768,410	0.08099	1,182,519	0.01415	944,531	0.01130	1,095,356	0.01311	697,081	0.00834	10,687,898
2027	8,527,828,426	0.11782	9,846,580	5,986,411	0.07183	1,163,500	0.01392	930,431	0.01113	1,079,256	0.01291	686,981	0.00822	9,846,580
2028	8,527,828,426	0.10807	9,031,637	5,239,500	0.06289	1,136,650	0.01360	915,450	0.01095	1,063,156	0.01272	676,881	0.00810	9,031,637
2029	8,527,828,426	0.08108	6,776,471	3,059,540	0.03661	1,109,800	0.01328	894,300	0.01070	1,046,050	0.01252	666,781	0.00798	6,776,471
2030	8,527,828,426	0.07099	5,932,848	2,298,798	0.02751	1,082,950	0.01296	873,150	0.01045	1,021,900	0.01223	656,050	0.00785	5,932,848
2031	8,527,828,426	0.06543	5,468,540	1,926,790	0.02306	1,056,100	0.01264	847,000	0.01013	997,750	0.01194	640,900	0.00767	5,468,540
2032	8,527,828,426	0.05859	4,896,628	1,442,028	0.01725	1,029,250	0.01232	826,000	0.00988	973,600	0.01165	625,750	0.00749	4,896,628
2033	8,527,828,426	0.05662	4,732,030	1,364,560	0.01633	1,002,400	0.01199	805,000	0.00963	949,450	0.01136	610,600	0.00731	4,732,030
2034	8,527,828,426	0.05316	4,442,950	1,162,650	0.01391	975,550	0.01167	784,000	0.00938	925,300	0.01107	595,450	0.00712	4,442,950
2035	8,527,828,426	0.04074	3,404,813	211,663	0.00253	948,700	0.01135	763,000	0.00913	901,150	0.01078	580,300	0.00694	3,404,813
2036	8,527,828,426	0.03711	3,101,000			921,850	0.01103	742,000	0.00888	872,000	0.01043	565,150	0.00676	3,101,000
2037	8,527,828,426	0.02530	2,114,000					721,000	0.00863	848,000	0.01015	545,000	0.0065	2,114,000
2038	8,527,828,426	0.01620	1,354,000							824,000	0.00986	530,000	0.0063	1,354,000
2039	8,527,828,426	0.00616	515,000									515,000	0.0062	515,000
2040	8,527,828,426	-												
			\$ 106,570,983			\$22,359,090		\$ 17,559,653		\$ 20,087,131		\$ 12,591,618		\$179,168,475

(1) Assessed Valuation projections as provided by the City on 4.27.2016.  
 (2) Current tax year is actual City I&S tax rate.  
 (3) 2017 rates are for Aa2 rated, Non-BQ GO Issuance as provided by FSW desk on 4.26.2016, plus 25 basis points. TIC = 2.8859%.  
 (4) 2018 rates are for Aa2 rated, Non-BQ GO Issuance as provided by FSW desk on 4.26.2016, plus 50 basis points. TIC = 3.1251%.  
 (5) 2019 rates are for Aa2 rated, Non-BQ GO Issuance as provided by FSW desk on 4.26.2016, plus 75 basis points. TIC = 3.3725%.  
 (6) 2020 rates are for Aa2 rated, Non-BQ GO Issuance as provided by FSW desk on 4.26.2016, plus 100 basis points. TIC = 3.6189%.



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**November 6, 2017**

**To:** Mayor and City Council

**Agenda Item:** 2(c) Discuss adopting a policy limiting the use of City resources and the period in which City-sponsored community meetings and City-supported community meetings.

**Submitted by:** Anthony J. Snipes, City Manager

**SYNOPSIS**

Mayor Allen Owen and a number of Councilmembers have requested a discussion with the full Council body to discuss limiting the use of City resources for community and council initiated Community meetings and Town Halls held within 30 days of city elections.

**BACKGROUND**

In recent years, City Council had discussions regarding Council District, At-large, and Community meetings; however, the discussions were not formalized through resolution and did not discuss limits to when meetings could occur. The City Council currently operates under the practice of allowing At-large or District members to facilitate meetings with staff resources at their discretion. Although City Council has provided feedback at Special Council Meetings regarding these types of public forums, there is no current policy or resolution in place.

**SUPPORTING MATERIALS**

1. Resolution

**RESOLUTION NO. R-17-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, ADOPTING A POLICY LIMITING THE USE OF CITY RESOURCES AND THE PERIOD IN WHICH CITY-SPONSORED AND CITY-SUPPORTED COMMUNITY MEETINGS MAY BE HELD; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND MAKING CERTAIN FINDINGS RELATING THERETO.**

\* \* \* \* \*

WHEREAS, in accordance with the Strategic Plan of the City of Missouri City, Texas (the "City"), adopted pursuant to Resolution No. R-14-34, on October 6, 2014, the City Council desires to make the City a great place to live; and

WHEREAS, maintaining the public's trust and preserving the appearance of propriety in the use of public property are instrumental to the City's efforts to create a great place to live; and

WHEREAS, Section 39.02 of the Texas Penal Code makes it a criminal offense to intentionally or knowingly misuse government property, services, or personnel, or anything of value belonging to the government that has come into a public servant's custody or possession by virtue of the public servant's office or employment with intent to obtain a benefit; and

WHEREAS, City Council desires to provide limitations on the use of City resources during a certain period of time to ensure that both the City Council and the public are protected from the appearance of impropriety in the use of City property prior to City elections; and

WHEREAS, the City Council has determined that it is in the best interest of the residents of the City to adopt a policy limiting the use of City resources and the period in which community meetings can be held; now therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:**

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. Notwithstanding any other policy, the City Council of the City of Missouri City hereby adopts the following policy regarding City-sponsored and City-supported community meetings: City resources, including, but not limited to, property, services, and personnel, may not be used at the direction of the City Manager or his designee or a member of the City Council for any community meeting within 30 days of an election at which a member of the City Council may be elected. Further, City-sponsored or City-supported community meetings may not be held within 30 days of an election at which a member of the City Council may be elected. For the purposes of this policy, a "community meeting" includes any meeting, town hall, event, or activity that is open to the public (either City-wide or district-wide) and that has not been initiated by a City staff member in accordance with the City's budget and schedule of activities.

Section 3. Repeal. All resolutions or parts of resolutions, if any, in conflict herewith, shall be and are expressly repealed to the extent of such conflict.

Section 4. Severability. In the event any clause, phrase, provision, sentence or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution 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 part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED and ADOPTED this \_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
E. Joyce Iyamu, City Attorney