

ALLEN OWEN  
Mayor

JERRY WYATT  
Councilmember at Large Position 1

CHRIS PRESTON  
Councilmember at Large Position 2



YOLANDA FORD  
Mayor Pro Tem  
Councilmember District A

JEFFREY L. BONEY  
Councilmember District B

ANTHONY G. MAROULIS  
Councilmember District C

FLOYD EMERY  
Councilmember District D

## CITY COUNCIL SPECIAL MEETING AGENDA

Notice is hereby given of a Special City Council Meeting to be held on **Monday, September 17, 2018**, at **5:00 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) Presentation of Gallagher Benefits Services market salary and benefits compensation study.
- (b) Discuss the request by Farmers Market Partners to host a farmers market on the first and third Saturday of each month at 2700 Lake Olympia Parkway.
- (c) Discuss the proposed Fiscal Year 2019 budget.

**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.*

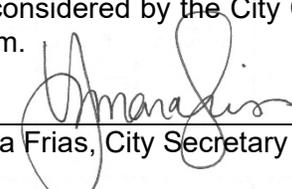
**4. RECONVENE** into Special Session and Consider Action, if any, on items discussed in Executive Session.

**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 September 17, 2018, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on September 13, 2018, 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 \_\_\_\_\_, 2018.

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

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



## CITY COUNCIL AGENDA ITEM COVER MEMO

September 17, 2018

**To:** Mayor and City Council  
**Agenda Item:** 2(b) Discussion of the Farmers Market Partners' request to host a monthly farmers market at 2700 Lake Olympia Parkway under the Special Event's Permit Ordinance for a period expiration of November, 2019.  
**Submitted by:** Otis T. Spriggs, AICP, Director, Development Services

### SYNOPSIS

Farmers Market Partners has requested permission to utilize the grounds at 2700 Lake Olympia Parkway for the purposes of a seasonal farmers market to be held 1<sup>st</sup> & 3<sup>rd</sup> Saturdays of every month, from 10:00 am until 2:00 pm. Current authorization expires November 30, 2018.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

### BACKGROUND

The applicants, Farmers Market Partners were approved for the Farmers Market to occur monthly, during the farming season until November 30, 2018 by City Council on April 16, 2018. The frequency limitation was waived under the Special Events provisions of the Zoning Ordinance, whereby Council authorization is required.

Development Services including the Health Division, Communications, Police, and Code Enforcement staff members have monitored the events over the last four (5) months. The partners have reached out to the HOA and surrounding residence in order to address outstanding inquiries and concerns from the surrounding community that resulted from the event. A parking plan with agreements was decided on and was subject to the original authorization. To date, staff is unaware of any public safety and health risk of the farmers market.

Sponsors of this special event have agreed to ensure adequate parking, based on the projected number of attendees. Access has been monitored to assure reasonable traffic flow with a minimum amount of congestion. A signage plan is also proposed within the project vicinity, including a banner flag placement at Lake Olympia Parkway at Highway 6 (on market day only) and directional signage to alleviate any traffic impacts for the 4-hour event.

An upcoming meeting will be scheduled with Farmer's Market Partners regarding a more permanent solution to the long-term proposal for the property, to address all Zoning Code issues from a land use perspective. A formal map amendment request will be processed through the public hearing process, and a recommendation from the Planning Commission will be forwarded to Council at a later date.

## BUDGET ANALYSIS

**Purchasing Review:** N/A  
**Financial/Budget Review:** N/A

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

## SUPPORTING MATERIALS

1. Written request submitted to Development Services for Approval.
2. Power Point Presentation (Submitted by the Applicants)

## STAFF'S RECOMMENDATION

Staff recommends Council hold a discussion of this special event, due to a waiver of the frequency clause within Section 9.10, Special Events which states that special events shall occur for two weeks, and no more frequently than every six months on the subject property, for a period ending November 30, 2019, with the proposed signage plan request. (Formal request is on regular Council agenda 9/17/2018)

**Director Approval:** **Otis Spriggs, Director of Development Services**

**Assistant City Manager/  
City Manager Approval:** **Scott R. Elmer, P.E.**

## Otis Spriggs

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**From:** thomasinejohnson@gmail.com  
**Sent:** Friday, September 7, 2018 2:29 PM  
**To:** Otis Spriggs  
**Cc:** 'Jill Argento'  
**Subject:** RE: Farmers Market Partners Additional Information

September 7, 2018

Hi Otis,

Per our conversation this morning, I would like to make the following amendments to the Farmers Market Partners continual special event request that was submitted July 18, 2018.

- We would like for the continual permit to extend Farmers Market Partners Market Days to November 30, 2019.
- Be able to have an additional banner flag to be placed at the entrance at Lake Olympia Pkwy and Hwy 6 on day of the markets.
- We will not ask for a yearly rate for the food truck vendors.

If you need additional information prior to our meeting on September 17, 2018 please let me know.

Thanks,  
Thomasine Johnson

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**From:** Otis Spriggs [mailto:otis.spriggs@missouricitytx.gov]  
**Sent:** Tuesday, July 24, 2018 5:05 PM  
**To:** thomasinejohnson@gmail.com  
**Cc:** Jill Argento  
**Subject:** RE: Farmers Market Partners Additional Information

Thank you! So noted....



**Otis T. Spriggs, AICP** | Director of Development Services

1522 Texas Parkway | Missouri City, TX 77489

t. 281.403.8661 | f. 281.403.5551

[website](#) | [map](#) | [email](#)    

~ A Safe, Scenic City rated one of America's "Best" Places to Live

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The Mission of the City Government of Missouri City is to provide municipal services in a financially responsible and customer friendly manner, while engaging our residents. How can we better serve you? Take our [customer satisfaction survey](#).

OTS

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**From:** [thomasinejohnson@gmail.com](mailto:thomasinejohnson@gmail.com) [<mailto:thomasinejohnson@gmail.com>]

**Sent:** Tuesday, July 24, 2018 1:08 PM

**To:** Otis Spriggs <[otis.spriggs@missouricitytx.gov](mailto:otis.spriggs@missouricitytx.gov)>

**Cc:** Jill Argento <[ricottaj@hotmail.com](mailto:ricottaj@hotmail.com)>

**Subject:** Farmers Market Partners Additional Information

Hi Otis,

Per our conversation this morning, please make note of the following two additional items that we are requesting in the packet you received last week regarding the Farmers Market Partners Continual Permit Request:

- Our request is for continual permit that would not have to be renewed every year.
- Request a yearly food truck permit rate for the food truck vendors that participates with Farmers Market Partners market days on more than one occasion.

Please let me know if you need anything else from us to complete our request. We would like to make sure we adhere to the November 2018 mandate with the City of Houston. The community response has been very favorable. As always, it is a pleasure working with you and your team.

Yours truly,  
Thomasine Johnson  
832-347-3811 (cell)



**Farmers Market Partners**

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**Missouri City Planning and  
Zoning  
Special Event  
Continual Approval  
Request**

**Presented By:**

**Jill Argento  
Thomasine Johnson  
July 18, 2018**

# Agenda

- Objective
- Farmers Market Partners Overview
- Benefits to Missouri City and Community
- Community Feedback
- Requests and Permits to continue
- Market Photos taken by Missouri City Communication Dept.



**Farmers Market Partners**  
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# Objective

Provide the City with details of our Farmers Market to support a permanent approval to operate:

- **Dates:** 1<sup>st</sup> & 3<sup>rd</sup> Saturday of every month
- **Location:** 2700 Lake Olympia Parkway,  
Missouri City, 77459
- **Time:** 10 am to 2 pm  
**9 am to 1 pm summer**



**Farmers Market Partners**  
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# Farmers Market Partners (FMP) Overview

- **FMP is a Farmers Market Management Company**
  - Currently operating at 2700 Lake Olympia Parkway
  - Brainstorm of long time Missouri City residents **Jill Argento and Thomasine Johnson**
  - Partner and support local farmers, producers and specialty vendors
  - Build a stronger local food movement
  - Grow a diverse local food culture by maintaining an authentic space for all people
  - Provide a sustainable living for producers who steward the earth
  - Partner with non-profit organizations in support of their great causes
    - **Boys Scouts of America, Alzheimer's Association. Makarios, Boys Choir to name a few**
- **Vendors**
  - Local/Regional farmers and artisan food vendors
  - Non-profit organizations
  - Young Sprouts Club Lemonade Stand free of charge. Everything they earn they keep
    - **Young Sprouts Entrepreneurs are earning up to \$150.00 at lemonade stand.**
  - Rotating Food Truck Vendors (2)
    - **Great success for food truck vendors**



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# Farmers Market Partners (FMP) Overview

- **Community focal point**
  - A place of destination for neighbors to meet and become more neighborly
    - **Neighbors enjoy meeting and chatting with neighbors and friends**
- **Educational/Entrepreneurial Program**
  - Activity based “**Young Sprouts Club**” for ages 5 – 12 years olds
  - Avenue to teach entrepreneurial skills to children
  - Educational tool to teach children to make better food choices at a young age
  - An avenue for students to perform their community serve hours
  - Partnering with The Wide School and FBISD Schools
    - **WIDE School had a great market day!**
- **Parking**
  - **FMP addressed parking issues and concerns**
  - Lake Olympia has no parking restrictions
  - Many patrons came by foot or bicycle
  - Patrons – due to our interactive map they shop and leave
  - Collaborated with MC Planning Department to address increase in traffic. Solution found
- **Website Presence**
  - [www.FarmersMarketPartners.com](http://www.FarmersMarketPartners.com)
  - **FMP had developed an app that allows the consumer to order online and pick up items at market**



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# Benefits to Missouri City & Community

- **Incremental Missouri City Revenue**
  - Temporary food permits required for certain vendors
    - **More than a dozen food truck permits to date**
- **Employment**
  - We have generated employment for Missouri City residents via our vendors and with our management company.
- **Further enhance the profile and image of the City “The Show Me City”**
- **Become a great destination point in Fort Bend County**
- **Partnered with Missouri City Adopt a Pet Program**
- **Community Focal Point**
  - Strengthen the community spirit and safety through neighbors meeting each other at the market, hence forging a closer relationship to each other
  - Creating a sense of pride to live in our community as they will take on a sense of ownership that this is **THEIR** Missouri City Market By The Lake
  - The Lake Olympia Community is showcased as a desirable place to live



# Benefits to Missouri City & Community

- **Educational opportunity**
  - Residents meeting the farmers who grow their food and learn about more seasonal style of eating
  - Great place for neighbors to meet
  - Our Young Sprouts Club mission is to inspire children to take part in their local food system and put a focus on the future generation to make better food choices from a young age
  - Young Sprouts Club participants are given a special educational tour with farmers the day of market
  - The Young Sprouts Club showcases Missouri City as being proactive to educate our younger generation.



**Young Sprouts Club**

Encouraging Little Minds To Think Big



**Farmers Market Partners**  
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# Benefits to Missouri City & Community

- **Entrepreneurial opportunity**

- The Young Sprouts Club participants are the emerging Missouri City entrepreneurs
  - Sprouts are learning how to run a business. Parents have given FMP great feedback
- Young Sprouts Club participants are given a certificate of appreciation
  - Young Sprouts are featured on FMP website
- Young Sprouts Club participants are given a pot and flower seeds to start their own garden at home
- The Young Sprouts Club participants keep all the money they earn the day of market
- The Young Sprouts Club showcases Missouri City as being proactive to educate our younger generation.



**Young Sprouts Club**

Encouraging Little Minds To Think Big



**Farmers Market Partners**

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# Community Feedback

- **Parking Concerns**

- Access Parking

- **Solutions:**

- Note preferred parking areas on the website
      - Provide parking area signs with specified language on day of market
      - Parking along Lake Olympia Pkwy where street parking is permitted
      - Parking at Palmer Elementary since the school is closed on Saturdays

- Parking at Tennis Court and Pool Area

- Solution:

- Place signage that states no guest parking in this area day of market



# Community Feedback Parking solution



Farmers Market Parking Area  
FMP has had no parking on Lake Olympia Pkwy



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## Community Feedback (nextdoor.com)

- Gena Tribble, Lake Olympia – Lakefront
  - ***“To say this is exciting news is an understatement!”***
- Vicky Pilom, Lake Olympia
  - ***“Awesome. So excited.”***
- Bethany Pegues, Palmer Plantation - Lake Olympia
  - ***“This is wonderful! Very excited!”***
- Tom Simpson, Lake Olympia
  - ***“Looking forward to it.”***
- Katheryn Prather, Palmer Plantation - Lake Olympia
  - ***“This is so awesome!”***
- Babs Arroyo, Lake Olympia – Lakefront
  - ***“Good job”***
- Kay Row, Lake Olympia – Lakefront
  - ***“We are excited about the fresh vegetables”***



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## Community Feedback (nextdoor.com)

- Steve Tran, Lake Olympia
  - ***“I look forward to going to this every other Saturday.”***
- Deborah Douglas, Quail Valley Glenn Lakes
  - ***“This Farmers Market is a great addition to our community. We bought lots of goodies a couple of weeks ago and look forward to going again!”***
- Kyandria Edwards, Winfield lakes
  - ***“I can’t wait! I love farmers markets!”***
- Thomas Thomas, Vicksburg Village of Shiloh
  - ***“Very Good, I will be there.”***
- Denisa Forbes, Quail Valley Thunderbird
  - ***“We had a great time and bought lots of fresh veggies from Gundermann Acres and bread a couple of weeks ago. It was great running into friends and neighbors there. So, so glad that this is a continuing effort. I’ll be sure to share on FB.”***
- Terri Lauria, Quail Valley Thunderbird
  - ***“So wonderful to see a Farmers Market coming to our community!! That is so AWESOME!”***



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# Requests and Permits

- **Permanent Approval Request**

- Operate on the 1<sup>st</sup> and 3<sup>rd</sup> Saturday of the month at 2700 Lake Olympia Parkway, Missouri City

- **Directional Signage**

- Place directional signage within a 3 mile radius on the day the market is open
- Place parking signage in designated areas

- **Feather Banners**

- Place feather banners (2.5x11.5) on the day of the market at the corner of Hwy 6 & Lake Olympia Parkway, Lake Olympia Parkway at Lake Olympia Estate Entrance & 2700 Lake Olympia Parkway

- **Building Banner**

- Place a building banner @ 2700 Lake Olympia Parkway week of the market

**Thank-you**

***It has been a pleasure working with you.***

***Jill Argento and Thomasine Johnson***



**Farmers Market Partners**

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## Farmers Market Partners in action ....



**Farmers Market Partners**  
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# Farmers Market Partners in action ....



**Farmers Market Partners**  
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