

**ALLEN OWEN**  
Mayor

**VASHAUNDRA EDWARDS**  
Councilmember at Large Position No. 1

**CHRIS PRESTON**  
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, December 17, 2018**, 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 Owen called the meeting to order at 7:03 p.m.

Those also present: Councilmembers Edwards, Preston, Pearson, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, and Deputy City Secretary Berglund. Absent: City Secretary Jackson.

**2. The PLEDGE OF ALLEGIANCE** was led by Fire Chief Campbell.

### **3. PRESENTATIONS AND RECOGNITIONS**

Judge Sinclair administered the oath of office to Yolanda Ford, Mayor. Mayor Ford administered the oath of office to Chris Preston, City Councilmember At-Large Position No. 2. Mayor Ford recognized Mayor Allen Owen for over 32 years of service to the City of Missouri City, Texas. State Representative Johnson and State Representative Jackson Lee congratulated Mayor Ford. Diana Wasters presented a resolution to Mayor Ford on behalf of Senator Borris Miles. Grants Coordinator Dixon presented the Community Development Block Grant scholarship to recipients. Mayor Ford and Director of Communications Walker recognized the Communications department for receiving multiple 2018 TAMI awards. Brian Nguyen presented on Thomas Plaza II updates.

### **4. PUBLIC COMMENTS**

**Noel Pinnock**, 2903 Robinson Road, spoke of his concerns with the possibility of Fort Bend Independent School District rezoning high schools.

**Bruce Zaborowski**, 7915 Chancel, spoke of his concerns with the Fonmeadow subdivision.

### **5. STAFF REPORTS**

City Manager Snipes thanked former Mayor Owen for his dedication and guidance; and, congratulated Mayor Ford and Councilmember Preston. He reminded everyone that the City Hall non-emergency offices would be closed December 24 through December 25. Snipes invited everyone to the upcoming events: the Junior Tennis Winter break Camp on December 26 through December 28; Roaring 20's New Year's Eve party at the City Centre on December 31; and, the Car Seat Safety Check event on January 3 at the Target parking lot. Snipes also noted the Animal Shelter offered a 25 percent discount on new pet adoptions fees.

### **6. CONSENT AGENDA**

- (a) Consider approving the minutes of the special and regular City Council meetings of December 3, 2018.

Councilmember Boney moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Pearson 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 rezone an approximate 5.19-acre tract of land from R-1-A single family residential district to PD Planned Development District to allow for the development of a child care facility and certain commercial uses, including, but not limited to, educational and professional offices and neighborhood and specialized retail uses; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the related ordinance on the first of two readings. The subject site is located north of Life Pointe Church, south of Olympia Estates, east of Olympia Estates and Vicksburg, Village of Sedona Creek and west of Vicksburg, Village of Cumberland.

Director of Development Services Spriggs presented an update on the application submitted to provide development and design standards for a multiple phase, mixed use development. Spriggs noted they were over the 25 percent of opposition for this request.

Councilmember Emery moved to adopt the ordinance. Councilmember Maroulis seconded.

**Kim Gies**, 3003 Tecumseh Court, spoke against the request.

**Jim Klimek**, 2739 Prichard Court, spoke against the request.

**Kathleen Jacobs**, 3230 Woods Canyon Court, spoke against the request.

**Travis Huehlefeld**, 2500 Fannin Street, attorney for the applicant, spoke in support of the request.

**MaryLee W. Vandervoort**, 2718 Prichard Court, spoke against the request.

**Roy Ross**, 2507 Shadow Oaks Drive, spoke against the request.

**Mary Ross**, 2507 Shadow Oaks Drive, spoke against the request.

Councilmember Boney thanked staff, the applicant, and the community for their feedback and input; however, he would vote with the residents and oppose the project. Councilmember Emery also thanked the residents and the applicant but stated he opposed the project, as well. Councilmember Maroulis thanked everyone who did their due diligence but sided with Councilmember Boney.

Mayor Ford requested a vote from City Council. With no affirmation to adopt the ordinance, motion failed unanimously.

- (2) Public hearing to receive comments for or against a request to amend the regulations and restrictions of PD Planned Development District No. 81 on an approximate 38.51-acre tract of land to allow for a mixed use development to include commercial, retail, office/warehouse, townhomes and multifamily residential developments; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the related ordinance on the first of two readings. The subject site is located north of the intersection of Fifth Street and FM 1092, southeast of the intersection of Lexington Boulevard/Independence Boulevard and FM 1092, and west of Armstrong Elementary School.

Councilmember Pearson moved to open the public hearing at 8:23 p.m. Councilmember Maroulis seconded.  
**MOTION PASSED UNANIMOUSLY.**

Director of Development Services Spriggs presented on a request to amend the regulations and restrictions of PD Planned Development District No. 81 on an approximate 38.51-acre tract of land to allow a mixed-use development to include commercial, retail, office/warehouse, townhomes and multifamily residential developments. Spriggs noted the Planning and Zoning Commission forward a positive recommendation.

Councilmember Boney moved to close the public hearing at 8:31 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Maroulis moved to amend the ordinance to remove the apartments. No second. **MOTION DIED DUE TO LACK OF SECOND.**

Clinton Wong, applicant, spoke regarding the request and the need of rooftops to generate buyers.

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

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

Nays: Councilmember Maroulis

**(b) Public Hearings and related actions**

- (1) Public hearing to receive comments on the Program Year 2017 – 2018 Comprehensive Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant program.

Grants Coordinator Dixon presented the Program Year 2017 – 2018 Comprehensive Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant program.

Councilmember Emery moved to open the public hearing at 8:39 p.m. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Pearson moved to close the public hearing at 8:44 p.m. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

- (2) Public hearing to consider a grant application to utilize Community Development Block Grant – Disaster Recovery (CDBG-DR) Hurricane Harvey infrastructure funding through the Texas General Land Office recovery team and provide for a 30-day comment period.

Director of Public Works Kumar presented a grant application to utilize Community Development Block Grant – Disaster Recovery (CDBG-DR) Hurricane Harvey infrastructure funding through the Texas General Land Office recovery team and provide for a 30-day comment period.

Councilmember Boney moved to open the public hearing at 8:44 p.m. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Boney moved to close the public hearing at 8:46 p.m. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

**8. APPOINTMENTS**

- (a) Consider appointing members to the board of directors for each tax increment reinvestment zone.

Councilmember Preston tagged agenda item 8a. Item was postponed until the January 7 meeting.

## 9. AUTHORIZATIONS

- (a) Consider electing a Mayor Pro Tem.

Councilmember Boney moved to elect Chris Preston as Mayor Pro Tem. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing the negotiation and execution of a financing agreement for a fire truck.

Councilmember Maroulis moved to authorize the negotiation and execution of the financing agreement. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider authorizing an interlocal agreement with the Texas Parks and Wildlife Department for the housing of an archery specialist at the City's City Hall complex.

Councilmember Pearson moved to authorize the interlocal agreement. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (d) Consider authorizing the mayor to sign the official plat of Mustang Trails Section 2, which contains an approximate 15.612-acre tract of land owned by the City of Missouri City.

Councilmember Boney moved to authorize the official plat. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

- (e) Consider authorizing the mayor to execute the First Amendment to [the] Utility and Road Agreement between the City of Missouri City and Missouri City Management District No. 1.

Director of Public Works Kumar presented.

**Mary Ross**, 2507 Shadow Oaks Drive, spoke of her concerns with the lift station.

City Attorney Iyamu explained the legal perspective and purpose of the agreement.

**Roy Ross**, 2507 Shadow Oaks Drive, believed the design would be a disaster.

Councilmember Maroulis moved to authorize the agreement. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **ORDINANCES.**

## 11. RESOLUTIONS

- (a) Consider a resolution selecting a representative and an alternate to the Houston-Galveston Area Council 2019 General Assembly and selecting a representative and an alternate to the Houston-Galveston Area Council 2019 Board of Directors.

Councilmember Boney moved to appoint Floyd Emery as the representative and Chris Preston as the alternate to the Houston-Galveston Area Council 2019 General Assembly and the Houston-Galveston Area Council 2019 Board of Directors. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider a resolution approving the submission of a grant application to the Houston Urban Area Security initiative to fund the purchase of site licensing and software for enhancements to the city's radio communications system; designating the Mayor as the City's authorized official to accept, reject, alter or terminate the grant.

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

**12. CITY COUNCIL ANNOUNCEMENTS**

Mayor Pro Tem Preston thanked residents for their votes and congratulated Mayor Ford on her election. Councilmember Edwards congratulated Mayor Ford and Mayor Pro Tem Preston; acknowledged the Thurgood Marshall High School Buffalo's who qualified to play at the state championship; and, asked to keep the Conley family in everyone's prayers. Councilmember Emery congratulated Mayor Ford and Mayor Pro Tem Preston on their election. Councilmember Boney wished everyone happy holidays and congratulated Mayor Ford and Mayor Pro Tem Preston. Councilmember Maroulis congratulated all newly elected Councilmembers. Councilmember Pearson congratulated Mayor Ford and Mayor Pro Tem Preston. Mayor Ford thanked everyone and welcomed new and returning Councilmembers.

**13. ADJOURN**

The regular City Council meeting adjourned at 9:18 p.m.

*ATTEST:*

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Yolanda Ford, Mayor

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Maria Jackson, City Secretary