

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, July 1, 2019**, at the City Hall, Council Chamber, 2nd 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 7:13 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Pearson, Boney, Maroulis, and Emery; City Manager Snipes, First Assistant City Attorney Way, and City Secretary Jackson. Absent: City Attorney Iyamu.

2. The **PLEDGE OF ALLEGIANCE** was led by the Director of Parks and Recreation, Jason Mangum

3. PRESENTATIONS AND RECOGNITIONS

Mayor Ford administered the oath of office to certain members of the City of Missouri City's boards, committees, and commissions. Missouri City Green presented the Golden Tree Award to Cornerstone Baptist Church for several contributions towards the City's beautification. Mayor Ford proclaimed the month of July as "Parks and Recreation Month" in the City of Missouri City, Texas.

4. PUBLIC COMMENTS

Tom Simon, 4111 Harbor Point Drive, spoke over concerns within the Lakes of Brightwater subdivision regarding the proposed new assisted living facility.

JC Haigh, 5407 Raintree Drive, spoke over concerns regarding his property and requested release of a certain video and minutes.

Howard Hockman, 4126 Starboard Shores, Drive, spoke over concerns within the Lakes of Brightwater subdivision regarding the proposed new assisted living facility, decreased property values, and drainage issues.

Fangming Zhu, 2026 Westshore Drive, spoke over concerns within the Lakes of Brightwater subdivision regarding the proposed new assisted living facility.

Robert Zepeda, 2311 Reflection Court, spoke over concerns within the Lakes of Brightwater subdivision regarding the proposed new assisted living facility.

Elzroy Daegh, 4127 Admiral Court, spoke over concerns within the Lakes of Brightwater subdivision regarding the proposed new assisted living facility.

Ayodele Shofoluwe, 3703 Pennington Court, invited the public to an event by Piece by Piece Inc., which empowers people through the advancement of art.

Bingbing Guo, 4514 Northshore Court, spoke over concerns within the Lakes of Brightwater subdivision regarding the proposed new assisted living facility.

5. STAFF REPORTS

City Manager Snipes stated Missouri City ranked as number 13 in the 2019 search for the Best of Cities to Live in Texas by the ChamberofCommerce.org. In addition, the City received confirmation that Wells Fargo has committed to be an exclusive \$100,000 banking sponsor for the Veterans Memorial project. Snipes stated the City would be hosting the annual Independence Day festivities on July 4 at Buffalo Run Park. He noted all non-emergency City offices would be closed on July 4 and residents who participate in the Municipal Solid Waste and Recycling Program would receive regular service. Snipes announced the following upcoming events: 2019 Summer Camps, which ends on August 2; Coffee with a Cop on July 3; Senior Casino Trip on July 9; Car Seat Safety Check on July 11; Wimbledon Social on July 13; and Youth Town Hall on July 23.

- (b) Report on impact fees.

Director of Public Works Kumar presented a report on impact fees.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of June 17, 2019.

Councilmember Emery moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Zoning Public Hearings and Ordinances** or **Public Hearings and related actions.**

8. APPOINTMENTS.

- (a) Consider appointing members to the Census Complete Count committee.

Councilmember Maroulis moved to appoint Leslie Mack, Jr. and Ketan Inamdhar to the Census Complete Count Committee; and, to appoint the remaining members by name submission to the City Secretary. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

9. AUTHORIZATIONS

- (a) Consider authorizing the execution of a contract with an energy saving project company.

Director of Public Works Kumar presented. Mayor Ford stated she appreciated staff for their work on this project; however, she requested a Request for Qualifications (RFQ) to be put out for this contract. Ford noted there were not three presentations to City Council if there were, she requested the meeting minutes of when they were presented. Councilmember Maroulis asked NORESO if they provide additional possible savings. Keith Chase of NORESO provided an overview of services and noted his company has all the capacity to offer the same services as the other vendor. Chase stated they could also expand their scope. Chase explained the \$82,000 fee was due to the contract not being authorized in June and it incurred costs to the company. City Manager Snipes noted an RFQ would not be feasible from an administrative standpoint. Councilmember Boney thanked NORESO for their due diligence and for selecting local vendors.

Councilmember Maroulis moved to authorize the execution of a contract with an energy saving project company with NORESO. Councilmember Emery seconded. **MOTION PASSED.**

Ayes: Councilmember Pearson, Boney, Maroulis and Emery

Nays: Mayor Ford, Mayor Pro Tem Preston and Councilmember Edwards

- (b) Consider authorizing the negotiation and execution of an agreement for energy retrofit project financing.

Councilmember Boney moved to authorize the negotiation and execution of an agreement for energy retrofit project financing. Councilmember Emery seconded. **MOTION PASSED.**

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

- (c) Consider authorizing the negotiation and execution of an agreement for new parks signage.

Mayor Pro Tem Preston moved to authorize the negotiation and execution of an agreement for new parks signage with Bass Construction Co. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

- (d) Consider approving the parkland dedication for the Shipman's Cove subdivision.

Cindy Forney, 1919 Mossback Circle, spoke about her concerns regarding the Shipman's Cove subdivision parkland dedication and lack of positive recommendation from the Parks Board.

Mayor Ford inquired if the land around the detention pond was being considered as parkland. Director of Parks and Recreation Mangum stated that when the proposal was presented to the Parks Board, the developer gave them a choice of being paid cash in lieu of or give them parkland around the detention area. Mangum stated the Parks Board declined either option as they felt the land around the detention pond was not positive for the City, yet the cash in lieu of was not a good option either as they wanted parkland within the community. The developer then came back to offer private parkland in which they would have to build a private park and with 50% of cash in lieu of. The Parks Board recommended this option in May and was ratified in June for a tie in vote. Mangum noted trails would be placed around the detention pond and the developer received credit for the building of a private park. Councilmember Emery asked if the City would have responsibility in the maintenance. Mangum stated the City would not.

Mayor Pro Tem Preston moved to authorize the purchase and installation of datacenter edge switches. Councilmember Emery seconded. **MOTION PASSED.**

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

- (e) Consider authorizing a police vehicle lease contract.

Mayor Pro Tem Preston moved to authorize a police vehicle lease contract with EAN Holdings, LLC. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

- (f) Consider authorizing the negotiation and execution of an agreement for the purchase of wastewater and surface water polymers.

Councilmember Pearson moved to authorize the negotiation and execution of an agreement for the purchase of wastewater and surface water polymers with Fort Bend Services. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

10. ORDINANCES

- (a) Consider an ordinance authorizing the execution of the Tenth Amendment to the Sienna Plantation Joint Development Agreement to provide for certain modifications and to modify

the Land Use Plan as applicable to Tract D to provide for additional residential structures; and consider the ordinance on the second and final reading.

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

11. RESOLUTIONS

- (a) Consider a resolution authorizing the Mayor to execute and the City Secretary to attest to an economic development agreement between the Reinvestment Zone No. 1; the City of Missouri City, Texas; and the Missouri City Development Authority, pertaining to the development and construction of a veteran's memorial and a parks maintenance facility.

Mayor Ford requested a revised document of the Veterans Memorial project that reflects TIRZ funds as well as a document of projects and funds available for TIRZ 1, 2, and 3.

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

12. CITY COUNCIL ANNOUNCEMENTS

Councilmember Emery stated he joined Mayor Ford at the ribbon cutting for the Farmers Market, which moved to Sienna Plantation. Councilmember Boney stated he had a great time at the Juneteenth Celebration week of events. Councilmember Maroulis stated he also enjoyed the Juneteenth parade and was very excited about the LED project. Councilmember Pearson congratulated City Manager's Snipes' son who won first place in the 100-meter hurdles, which has allowed him in the Junior Olympics. Pearson attended the Comcast event grand opening, which would bring approximately 300 jobs to the community. Pearson sent his condolences to the family of Gifford Max Louis Edison, Jr., who served as the MC for the Juneteenth Gala. He also stated Thurgood Marshall Student Nautica MacArthur was a recipient of a Juneteenth scholarship. Pearson also expressed support for the youth ministry at the Holy Family Catholic Church; and, he added his priority that that parks in his district were up to par.

13. CLOSED EXECUTIVE SESSION

After proper notice was given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 8:40 p.m.

Texas Government Code, Section 551.087 – Deliberations regarding commercial or financial information that the governmental body received from a business prospect that the governmental body seeks to locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations: commercial development prospect.

14. RECONVENE

At 9:22 p.m., Council reconvened into open session. No action was taken.

15. ADJOURN

The regular City Council meeting adjourned at 9:22 p.m.

Maria Jackson, City Secretary