

**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 SPECIAL MEETING MINUTES**

The City Council of the City of Missouri City, Texas, met in special session on **Saturday, January 4, 2020**, at the City Hall, Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **9:00 a.m.** to consider the following:

### **1. CALL TO ORDER**

Mayor Ford called the meeting to order at 9:02 a.m.

Those also present: Councilmembers Sterling, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Martel, Director of Human Resources and Organizational Development Russell, Director of Parks and Recreation Mangum, Director of Development Services Spriggs, Director of Public Works/City Engineer Kumar, Director of Financial Services Portis, Police Chief Berezin, Fire Chief Campbell, Director of Communications Walker, Director of Information Technology Cole, Director of Economic Development Esch, Deputy Court Administrator West, Media Relations Specialist III Kalimkootil, Community Relations Coordinator Matte, and Budget and Financial Reporting Manager Alexander. Also present: Patrick Ibarra of the Mejorando Group. Mayor Pro Tem Preston arrived at 9:04 a.m. Councilmember Edwards arrived at 9:05 a.m.

### **2. DISCUSSION/POSSIBLE ACTION**

- (a) Seek clarification on video recording and posting of special City Council meetings.
- (b) Receive training on general state ethics rules, including rules relating to the use of public resources, gifts, and the use of official information.
- (c) Receive a presentation and discuss the current compensation and benefits study.
- (d) Receive a presentation and update regarding the implementation of the establishment of Fire Station 6.
- (e) Receive a presentation and update regarding facility usage and co-sponsorship requests.
- (f) Discuss District and Citywide events.
- (g) Receive an overview and update on the Economic Development and Redevelopment Program.

Agenda items 2a to 2g were not addressed during the January 4, 2020, special City Council meeting as they were discussed during the January 3, 2020, special City Council meeting.

- (h) City Council strategic planning.

City Manager Snipes provided an overview of financial services initiatives and successes; and, City Council strategic goals, priorities, alignment, and planning. Assistant City Manager Atkinson provided City Council with the strategic plan update. Patrick Ibarra requested that City Council discuss new key priorities or updates to the strategic plan as it should be a non-restrictive road map for the City. Councilmember Maroulis noted his priorities as branding extended to hotels, such as with kiosks; and, METRO service expansion and marketing. Councilmember Boney noted his priorities as the METRO contract clarification, return on investment, and the 2025 contract renewal; the economic development and corridor studies; municipal utility

districts; small businesses; and, the Minority, Women, and Disadvantaged Business Enterprise (MWDBE).

City Attorney Iyamu then presented an overview of the City's existing contract with METRO and proposed amendment to extend the contract to 2040.

Councilmember Edwards stepped away at 9:59 a.m. and returned at 10:04 p.m.

At 10:13 a.m., Councilmember Boney requested to move into closed executive session to discuss the metro contract. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

City Council reconvened into open session at 10:42 a.m.

Councilmember Emery arrived at 10:43 a.m.

Mr. Ibarra continued to discuss City Council's new key priorities or additions to the strategic plan. Councilmember Maroulis requested to address public safety and staffing levels. Councilmember Emery added fire station headquarters and public safety spacing needs.

Mayor Ford requested that City Staff review the list of festivals. Director of Parks and Recreation Mangum presented regarding special events and finances. Mayor Ford requested that City Staff provide City Council with the portfolio of festivals and events so that City Council could then make determinations on how to move forward within the first quarter of 2020.

Mayor Ford also requested economic development guidelines for incentives; branding; virtual city; municipal utility district (MUD) discussions; and, working with legislatures to get stronger legislation in place to implement parameters for group homes. City Manager Snipes discussed the tourism marketing and branding plan for Missouri City from BrandEra. Director of Public Works/City Engineer Kumar stated City Staff would return to City Council by the next quarter to expand on the MUD study recommendations.

Mayor Ford added maintenance the plan for the Freedom Tree Park; database for vendors; fire station; and City Hall improvements. Director of Parks and Recreation Mangum provided an overview of the Freedom Tree Park. Director of Financial Services Portis and Director of Development Services Spriggs provided an update on the vendor database. City Council and City Staff members further discussed the fire station, city hall improvements, and branding.

Councilmember Edwards stepped away at 11:06 a.m. and returned at 11:09 a.m.

City Council recessed the special City Council meeting at 12:24 p.m. and reconvened at 12:50 p.m.

- (i) Receive a presentation on and discuss the City's Fiscal Year 2021 budget.

Director of Financial Services Portis presented the fiscal year 2019 budget and actuals highlights; the fund balance and bond ratings; homestead exemptions and various financial implication scenarios to the City; and property taxes.

Councilmember Sterling stepped away at 12:51 p.m. and returned at 12:55 p.m. Councilmember Edwards arrived at 1:01 p.m.

Financial Reporting Manager Alexander presented the fiscal year 2021-budget requests and assumptions; and, the financial forecast for fiscal years 2020 – 2024.

Councilmember Edwards stepped away at 1:15 p.m. and returned at 1:18 p.m.

Councilmember Edwards stepped away at 1:39 p.m. and returned at 1:39 p.m.

Mr. Ibarra facilitated discussions regarding City Council's direction for homestead exemptions. Councilmember Boney stated he would need further information on the LED cost saving funds; and, requested to provide the residents with the various financial implication scenarios of adopting a homestead exemption before July 1. Councilmember Sterling requested a balanced budget. Mayor Ford spoke against the approval of a homestead exemption as internal City finances would need to be addressed first. City Manager Snipes stated he would move forward with the will of City Council. He added he was obligated to deliver a balanced budget and believed we could get there by not doing homesteads. Director of Financial Services Portis presented the homestead exemption calculations, which are attached hereto as Exhibit "A."

Mr. Ibarra and City Manager Snipes provided an overview of the 2019 strategic plan priorities as economic development and redevelopment, infrastructure, fire department, employees, beautification, and partnership.

Councilmember Maroulis stepped away at 2:00 p.m. and returned at 2:04 p.m.

City Manager Snipes requested updates or changes from the 2019 strategic plan priorities. Mr. Ibarra noted the items presented and discussed by City Council today could be collapsed into the 2019 strategic plan priorities. City Council noted no changes to the 2019 priorities.

Director of Public Works/City Engineer Kumar discussed the proposed Fort Bend County Mobility Bond projects 2017/2018. City Manager Snipes requested feedback regarding the projects presented. Hearing no opposition from City Council, the City Manager stated City Staff members would move forward and meet with the commissioner.

Councilmember Maroulis stepped away at 2:21 p.m. and returned at 2:22 p.m.

**3. ADJOURN**

The special City Council meeting adjourned at 2:22 p.m.

Minutes PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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Maria Jackson, City Secretary

# Homestead Exemption



# HOMESTEAD EXEMPTION

Calculation – 5% Homeowner Exemption  
For Discussion Purposes Only

|     |                              | Without Exemption | With Exemption | Homeowner Savings |
|-----|------------------------------|-------------------|----------------|-------------------|
| (A) | Home Value                   | \$ 233,072        | \$ 233,072     |                   |
| (B) | Multiply by 5%               |                   | \$ 11,654      |                   |
| A-B | Revised Home Value - Less 5% | \$ 233,072        | \$ 221,418     |                   |
|     | Divide by 100                | \$ 2,331          | \$ 2,214       |                   |
|     | Multiply by Tax Rate (0.63)  | \$ 1,468          | \$ 1,395       | \$ 73             |



## HOMESTEAD EXEMPTION

**For Discussion Purposes Only**  
**Must be adopted by July 1 (effect. FY2021)**

| Homestead Exemption % | Fort Bend (Certified) |                             | Harris County (Preliminary) |                             | Citywide Reduction |
|-----------------------|-----------------------|-----------------------------|-----------------------------|-----------------------------|--------------------|
|                       | Reduction in Revenue  | Annual Savings to Homeowner | Reduction in Revenue        | Annual Savings to Homeowner |                    |
| 2.50%                 | \$ 605,733            | \$ 37                       | \$ 56,543                   | \$ 32                       | \$ 662,275         |
| 5.00%                 | \$ 1,211,465          | \$ 73                       | \$ 79,195                   | \$ 44                       | \$ 1,290,660       |
| 7.50%                 | \$ 1,817,198          | \$ 110                      | \$ 118,792                  | \$ 66                       | \$ 1,935,990       |
| 10.00%                | \$ 2,422,930          | \$ 147                      | \$ 158,390                  | \$ 88                       | \$ 2,581,320       |
| 12.00%                | \$ 2,907,516          | \$ 176                      | \$ 190,068                  | \$ 106                      | \$ 3,097,584       |

**Assumptions: \$0.63 Tax Rate**  
**\$5,000 minimum Homestead Exemption**



## HOMESTEAD EXEMPTION

### GENERAL FUND & DEBT SERVICE IMPACT For Discussion Purposes Only

| Homestead Exemption % | General Fund/<br>Debt/TIRZ | Maintenance &<br>Operations<br>(\$0.46) | % of GF<br>Budget | Debt Service<br>(\$0.17) | 20 year Amortization<br>2.95% Interest Rate |
|-----------------------|----------------------------|---|-------------------|--------------------------|---|
| 2.50%                 | \$ 662,275                 | \$ 483,566                              | 0.90%             | \$ 178,709               | \$2,650,000                                 |
| 5.00%                 | \$ 1,290,660               | \$ 942,387                              | 1.76%             | \$ 348,273               | \$5,200,000                                 |
| 7.50%                 | \$ 1,935,990               | \$ 1,413,580                            | 2.63%             | \$ 522,410               | \$7,800,000                                 |
| 10.00%                | \$ 2,581,320               | \$ 1,884,773                            | 3.51%             | \$ 696,547               | \$10,400,000                                |
| 12.00%                | \$ 3,097,584               | \$ 2,261,728                            | 4.21%             | \$ 835,856               | \$12,500,000                                |

**Assumptions: Property Tax Rate 0.63 = \$0.46 M&O and \$0.17 I&S**  
**Reduction in Debt Service: 20 Year amortization @ 2.95%**  
**Unable to issue the depicted debt amount without an increase in the I&S rate**



## HOMESTEAD EXEMPTION

**GENERAL FUND IMPACT  
For Illustration Purposes Only**

|                    | FY2020<br>FTE | 2.50%               |                             | 5.00%               |                             | 7.50%               |                             |
|--------------------|---------------|---------------------|-----------------------------|---------------------|-----------------------------|---------------------|-----------------------------|
|                    |               | Budget<br>Reduction | Minimum<br>Reduction<br>FTE | Budget<br>Reduction | Minimum<br>Reduction<br>FTE | Budget<br>Reduction | Minimum<br>Reduction<br>FTE |
|                    |               | Police              | 147.2                       | -3%                 | -5                          | -7%                 | -11                         |
| Fire               | 79            | -5%                 | -5                          | -10%                | -9                          | -15%                | -14                         |
| Public Works       | 42            | -6%                 | -6                          | -12%                | -11                         | -18%                | -17                         |
| Parks & Recreation | 20            | -13%                | -6                          | -26%                | -11                         | -39%                | -17                         |

**Chart represents impact on the selected department if the department assumed the entire reduction**

