

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 MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, April 20, 2020**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

Due to the COVID 19 Disaster and the Center for Disease Control's recommendation regarding social distancing measures, the Mayor, City Council, City Staff members, and members of the public were not physically present during this meeting. The meeting was made possible through the cloud-based video conferencing platform Zoom.

1. ROLL CALL

Mayor Ford called the meeting to order at 7:12 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Sterling, Boney, Maroulis, and Emery; Interim City Manager Atkinson, City Attorney Iyamu, and City Secretary Jackson.

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

There were no **PRESENTATIONS AND RECOGNITIONS**

4. PUBLIC COMMENTS

Lauren Ibekwe, Fort Bend Community Prevention Coalition, spoke about the organization and April 20th, "National Marijuana Day," and the implications of substance abuse on our community.

There were no **STAFF REPORTS**

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of April 6, 2020, and the special City Council meeting of April 13, 2020.
- (b) Consider an ordinance for a specific use permit authorizing a place of assembly use within an approximate 2,488 square foot lease space in the Missouri City Central shopping center (Omid Center); providing limitations, restrictions, and conditions on such specific use; amending the zoning district map of the City of Missouri City; providing a penalty; containing other provisions relating to the subject; and consider the ordinance on the second and final reading. The subject site is located within a lease space at 2416 Texas Parkway.
- (c) Consider an ordinance for a request to amend PD Planned Development District No. 96 (Ordinance O-15-54), revise the site plan and amend the regulations and restrictions providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the ordinance on the second and final reading. The subject site is located north and south of Lake Olympia Parkway, north of Dry Creek Village, east of Parks Edge and west of the Fort Bend Parkway.
- (d) Consider an ordinance for a request to amend PD Planned Development District No. 106 (Ordinance O-18-20) to allow for a mixed use, commercial and residential development;

providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the ordinance on the second and final reading. The subject site is located north of Excel Urgent Care, south of a Murphy Express gas station and Cube Smart self-storage, east of Quail Valley Thunderbird and a Public Storage, and west of Colony Lakes residential subdivision.

- (e) Consider an ordinance amending Chapter 38, Fire Protection and Prevention, of the Missouri City Code; authorizing the Fire and Rescue Services Department to enforce laws and establish a fire prevention and community risk reduction division; providing for repeal; providing a penalty; and consider the ordinance on the second and final reading.
- (f) Consider authorizing the negotiation and execution of a contract for the provision of fleet leasing services.

Mayor Pro Tem Preston moved to approve the Consent Agenda with the exception of item 6d pursuant to recommendations by City Staff. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

City Council proceeded to discuss Consent Agenda item 6d.

Ann Schneider, 6815 Loupe Lane, spoke against the request.

Kevin Zhang, 6819 Loupe Lane, spoke against the request.

Sunny Thomas, 6847 Loupe Lane, spoke against the request.

Shirley Liu, 3503 Shoreview Lane, spoke against the request.

Planning Manager Thomas Gomez noted the ordinance that City Council was considering does have an amendment from the first reading, which was to have no more than four-stories; and, included a requirement that the property owner would maintain the masonry wall. Gomez spoke about the density issue, which was to be considered as a net platted acre. She noted both staff and the Planning and Zoning Commission recommendation was to look at it as a unified development as opposed to a condominium development.

Mayor Ford asked if the owners have any comments. Cynthia Ramirez of STOA Architects stated they had no further comments. Mario Bolullo of STOA Architects noted they were in agreement to the height limit and it being mixed use development.

Councilmember Maroulis moved to open for discussion purposes. Councilmember Sterling seconded.

Mayor Pro Tem Preston requested to know how the district City Councilmember felt about this project. Councilmember Maroulis stated he had seen the project from the beginning and that putting a five-story building would be hard to accept from the community. He noted his motion was to approve the four-story building and the builder agreed to that.

Mayor Ford asked Planning Manager Thomas Gomez or the owner's representative if the fencing item had been worked through. Gomez stated the ordinance being considered required the developer/property owner to maintain the existing masonry wall.

Councilmember Emery asked if the developer or landowner was responsible for making repairs to the masonry wall as well. Gomez stated she was not aware of the repairs but noted that the ordinance would

require them to maintain the wall, but not to remove or modify the wall. She noted the long-term maintenance would fall on whose property the wall was on. City Attorney Iyamu stated it would fall under the property maintenance code. She clarified the proposed ordinance states the property owner or a similar entity would be responsible for the maintenance of the existing wall.

Councilmember Maroulis stated that at the last meeting, Mayor Pro Tem Preston asked the community to email him their concerns and asked for his thoughts. Mayor Pro Tem Preston stated he understood the need for the development and to grow and develop the City's tax base. He noted there was a level of understanding and respect that the developer should give to the homeowners. Mayor Ford asked if they had met the threshold of responses for the rezoning. Gomez stated they had not met the 20% threshold.

Councilmember Maroulis moved to approve the ordinance. Councilmember Sterling seconded. **MOTION PASSED.**

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

There were no **Zoning Public Hearings and Ordinances.**

(b) Public Hearings and related

- (1) Public hearing to receive comments for or against the disannexation of a 34.16-acre tract of land located north of the Sienna Steep Bank Village residential subdivision, south of McKeever Road, east of Sienna Parkway, and west of Westpoint Estates residential subdivision. The proposed area of disannexation is currently being used as a temporary construction yard and is designated for suburban commercial uses on the Future Land Use Map of the Comprehensive Plan.

City Attorney Iyamu presented an overview on the second public hearing on a disannexation in the Sienna Plantation area. She noted the area was set to be used for residential purposes. Iyamu stated an agreement would be presented to City Council prior to the disannexation.

Councilmember Emery moved to open the public hearing at 7:53 p.m. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

With no public comments, Councilmember Boney moved to close the public hearing at 7:54 p.m. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

There were no **Appointments** on this agenda.

9. AUTHORIZATIONS

- (a) Consider authorizing the execution of a contract for the watershed master plan update.

Assistant City Engineer Davis presented an overview of the purpose of this watershed master plan update. He noted the following key tasks were included within the scope of this update: understanding Missouri City's roles and responsibilities in drainage; master plan assessment; high level update of drainage master plans; evaluate implications of Atlas 14 Rainfall; Brazos River Backwater impacts; and, inundation mapping.

Councilmember Emery moved to authorize the execution of a contract for the watershed master plan update. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

- (b) Consider authorizing the execution of a term contract for landscape bed maintenance services.

Assistant Director of Parks and Recreation Troxell presented an overview on a term contract for landscape bed maintenance services.

Councilmember Maroulis moved authorize the execution of a term contract for landscape bed maintenance services. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Ford, Mayor Pro Tem Preston, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, Councilmember Maroulis and Councilmember Emery
Nays: None

- (c) Consider authorizing the execution of a term contract for branding services.

Visitor's Center Coordinator McCallan presented an overview on the continuation of an agreement with BrandEra.

Mayor Ford asked if the materials presented from the previous City Council meeting were complete. McCallan stated Council was presented with a sample, and when printed, it would be the completion of the materials. She added that the website was ready to launch; however, the launch date was postponed due to COVID-19. She stated some changes would also be needed to the website because of the pandemic. Ford asked if the \$11K included the distribution of the material. McCallan confirmed. Director of Parks and Recreation Mangum noted the cost was also for the actual printing of the card to be distributed.

Ford asked if they looked at the cost if this process was to be done in house. Councilmember Sterling asked if the completion, the distribution, and website cost was \$49K. McCallan stated that when the agreement was executed with BrandEra, it was an estimated cost of \$49,500 with additional cost for travel. The estimated cost also included emersion day and the focus groups used.

Sterling asked if there were additional funds needed for this contract. Director Mangum stated the request was to complete the work with BrandEra and close out the scope of the project. If additional work were needed from BrandEra, they would come back before City Council for consideration.

Mayor Pro Tem Preston asked why they were coming back for an additional request. Mangum noted the original contract amount did not require it to be presented before Council for consideration as the contract was less than \$50,000; however, the additional amount now required Council consideration for approval before moving forward. Councilmember Sterling asked if BrandEra had not been paid for work completed. Mangum stated that was correct. Mayor Ford asked Director Walker if they have the skill level to do this in house. Walker confirmed.

Councilmember Boney noted they had robust conversation about this item at the time it was initially presented and Council unanimously voted to move forward. Mayor Ford clarified Council did not make the decision on this agreement as the decision was made by the City Manager's Office. Interim City Manager Atkinson clarified this was to pay for work already performed. Mayor Pro Tem Preston asked who approved the printing portion of the contract. McCallan stated Mr. Snipes approved it.

Councilmember Boney moved authorize the execution of a term contract for branding services. Councilmember Emery seconded. **MOTION FAILED.**

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

There were no **ORDINANCES** or **RESOLUTIONS**.

12. CITY COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Preston welcomed Councilmember Boney back; thanked the Fort Bend Community Prevention Coalition for the positive spinoff on "National Marijuana Day;" and, thanked employees, front line workers and businesses. Councilmember Edwards advised everyone to practice social distancing; she noted she collaborated with a concerned resident regarding small businesses and they were able to give back to front line workers; she thanked staff members whom worked to make sure the City was running smoothly; and, she welcomed back Councilmember Boney. Councilmember Sterling welcomed back Councilmember Boney; gave kudos to first responders and staff working remotely from home; and, she collaborated with the American Caribbean Chamber to help pass out masks. Councilmember Boney expressed gratitude and appreciation to each of his colleagues, friends, and residents for their thoughts and prayers during his battle with the Coronavirus; and, he advised everyone to follow orders given by leaders. Councilmember Maroulis stated he was very proud to get 195 masks donated for City staff members. Councilmember Emery expressed appreciation for Councilmember Boney's return; and, he asked the community to support small local businesses. Councilmember Edwards thanked Mayor Ford for her leadership in providing constant communication and for donations she received for the community; and, she thanked the Communications Department for their excellent job and keeping everyone informed. Mayor Ford welcomed Councilmember Boney back; and, she noted they were able to collect two pallets of protective wear for essential personnel and first responders.

13. ADJOURN

The regular City Council meeting adjourned at 8:40 p.m.

Minutes PASSED AND APPROVED this the 4th day of May 2020.

Maria Jackson, City Secretary