

**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, May 18, 2020**, 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:

*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 7:39 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 Assistant City Manager Martel.

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

Mayor Ford proclaimed the week of May 3-9, 2020, as "Public Service Recognition Week" in the City of Missouri City, Texas; and, proclaimed the week of May 17-23, 2020, as "National Public Works Week" in the City of Missouri City, Texas.

### 4. **PUBLIC COMMENTS**

**Jim Fonteneaux**, President of Meadowcreek Association, spoke about the board and their dispute centered on Section 4 (patio homes) of whether the area was public or private. He stated meetings were held with former City Manager Snipes and Councilmember Boney and believed they were responded to unprofessionally. From the association's perspective, they concluded the section was not private.

Councilmember Sterling moved to add a minute to Mr. Fonteneaux public comment. 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

Fonteneaux asked whether tax-paying citizens in Section 4 were entitled to city services and whether legal dedication documents had merit from the Council's perspective.

Councilmember Boney requested to address Mr. Fonteneaux's comments. City Attorney Iyamu noted that because the item was not posted on the agenda, City Council was not able to respond. She stated City Council could request to have this item placed on the next agenda. Councilmember Boney asked for the agenda item to be placed on the next City Council meeting agenda.

## 5. STAFF REPORTS

Director of Financial Services Portis presented a Mid-year budget review. Councilmember Sterling asked if they would be receiving the funds recouped from Houston Community College. Portis stated that was correct as HCC was being reimbursed the funds they contributed to the TIRZ fund.

## 6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of May 4, 2020, and the special City Council meetings of May 8, 2020, May 12, 2020, and May 13, 2020.
- (b) Consider an ordinance amending PD Planned Development District No. 81 (Ordinance O-19-01) to allow for the location of an independent living facility and assisted living facility; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the ordinance on the second and final reading. PD No. 81 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 the Fort Bend Independent School District Armstrong Elementary School. PD No. 81 includes undeveloped acreage, a Starbucks at 1321 FM 1092, and a Take 5 Oil Change at 1405 FM 1092.
- (c) Consider an ordinance amending Subsection 9.6.B.3.e., of Appendix A of the Missouri City Code, entitled, "The City of Missouri City Zoning Ordinance," to correct a reference error regarding standards for off-street parking; providing a penalty; and consider the ordinance on the second and final reading.
- (d) Consider an ordinance continuing Article VII of Chapter 74 of the Missouri City Code; continuing the rules and regulations pertaining to the standards of care for certain elementary-age recreation programs operated by the City of Missouri City; and consider the ordinance on the second and final reading.

Mayor Pro Tem Preston moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Emery 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 **Zoning Public Hearings and Ordinances.**

## 7. PUBLIC HEARINGS AND RELATED ACTIONS

### (b) Public Hearings and related

- (1) Public hearing to receive comments for or against the amendment of the project and financing plan for Tax Increment Reinvestment Zone Number Three, City of Missouri City, Texas; and consider a related ordinance on the first of two readings.

City Attorney Iyamu presented on the amendment to the TIRZ No. 3 account for the removal of the Houston Community College System within the plan. Iyamu noted it provided for the revision of a street name from "Sienna Christus" to "Sienna Crossing" and it revised certain applications to roadway improvements within the plan.

Mayor Pro Tem Preston moved to open the public hearing at 8:09 p.m. Councilmember Emery 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, Mayor Pro Tem Preston moved to close the public hearing at 8:10 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

Mayor Pro Tem Preston moved to approve the ordinance. Councilmember Emery 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 Waterfall Drive Reconstruction Project.

Director of Public Works/City Engineer Kumar presented on the contract for the Waterfall Drive Reconstruction Project. Mayor Ford asked if it was on the Capital Improvement Project (CIP) list and for what year. Kumar stated it was on the CIP list for the prior year's project, but had been delayed as they were waiting for Independence Boulevard to be constructed. He stated he would cross check and get back to City Council on the exact year.

Councilmember Boney moved to authorize the execution of a contract for the Waterfall Drive Reconstruction Project. 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

- (b) Consider authorizing the execution of a materials testing contract for the Waterfall Drive Reconstruction Project.

Director Kumar noted the item was tied to agenda item 9a and the roadway was built to the standards.

Councilmember Emery moved to authorize the execution of a materials testing contract for the Waterfall Drive Reconstruction Project. Mayor Pro Tem Preston 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 contract for mosquito spraying services.

Assistant Director of Public Works Brouhard presented on the contract for mosquito spraying services. Councilmember Edwards asked about the duration of the contract. Brouhard stated it would be a one-year contract with the option to renew three years.

Councilmember Emery asked how often they would spray and if it was the same as last year. Brouhard stated it was based on one spray per week and if there was a need for additional sprays, that was built into the contract. He noted they usually spray from 36-40 weeks depending on when mosquito season begins. He added the contract would go up to 70 sprays and they do not anticipate going over.

Councilmember Emery asked if they spray in gated communities and private streets. Brouhard stated they do spray gated communities if they have access, as well as private streets.

Councilmember Maroulis asked if they would let the community know when the spraying would begin. Brouhard stated they have in the past and would do so again.

Councilmember Maroulis moved to authorize the execution of a contract for mosquito spraying services. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

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

- (d) Consider authorizing the negotiation and execution of a contract for the construction and installation of permanent signage at three (3) city parks.

Director of Parks and Recreation Mangum presented on the contract for the construction and installation of permanent signage at three (3) city parks. Mayor Ford asked if the money was coming out of the Parks Zones. Mangum stated the majority was coming out of Park Zone funds.

Councilmember Emery moved to authorize the negotiation and execution of a contract for the construction and installation of permanent signage at three (3) city parks. 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

## 10. ORDINANCES

- (a) Consider an ordinance disannexing 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; and consider the ordinance on the first of two readings. 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.

Mayor Ford requested that in the future when discussing a disannexation, Council be provided with the financial impact. City Attorney Iyamu stated they would and the value of this disannexation was about \$2,000.00.

Councilmember Emery moved to adopt the ordinance. 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

- (b) Consider an ordinance authorizing the mayor to execute and the city secretary to attest, respectively, the development agreement between the City of Missouri City and Sienna 325, L.P. for the development of property 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 for residential uses; and consider the ordinance on the first of two readings.

Director of Development Services Spriggs stated that at the April 8, 2020 Planning and Zoning meeting, the Commission forwarded a positive recommendation.

Councilmember Emery moved to adopt the ordinance. 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

- (c) Consider an ordinance adding Chapter 17, Arts in Public Places Program, to the Missouri City Code; providing a penalty; and consider the ordinance on the first of two readings.

Agenda item 10c was removed from the regular meeting agenda.

- (d) Consider an ordinance amending the general budget for the fiscal year beginning October 1, 2019, and ending September 30, 2020; and consider the ordinance on the first and final reading.

Director of Financial Services Portis presented on the budget amendment.

Councilmember Boney moved to adopt the ordinance. 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

There were no **RESOLUTIONS.**

## **12. CITY COUNCIL ANNOUNCEMENTS**

Mayor Pro Tem Preston thanked City staff for their work, local businesses that offer services to the community and the residents for coming together; and, he thanked his wife on his one-year anniversary. Councilmember Edwards thanked staff for their work during the pandemic; and, thanked Mayor Ford for the Mother's Day drive and to the staff who assisted. Councilmember Sterling also thanked staff and the first responders for their excellent job in the City; and, she also thanked Mayor Ford for providing masks to District A constituents. Councilmember Boney congratulated Preston on his one-year anniversary; wished all the mother's a Happy Mother's Day; stated he celebrated his 46<sup>th</sup> birthday on May 14; thanked Mayor Ford for

having the item added to the next agenda; and, he stated he was elected the chair of Cure COVID Consortium who work along with Memorial Medical Center to provide free testing and treatment. Councilmember Maroulis congratulated Boney and recognized public service teams; congratulated Preston on his anniversary; noted it was National Healthcare Technology week and thanked them for their work especially during COVID; and, he thanked residents of Oyster Creek Plantation who held a food drive where all proceeds went to Second Mile. Councilmember Emery wished Preston a happy anniversary and a happy birthday to Boney. Mayor Ford wished a happy birthday and anniversary to her colleagues; encouraged residents to stay safe; thanked first responders for working hard; thanked mothers who came to the Mother's Day drive; and, thanked the Communications Department who worked the event.

**13. ADJOURN**

The regular City Council meeting adjourned at 8:36 p.m.

Minutes PASSED AND APPROVED this the 1<sup>st</sup> day of June 2020.

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Maria Jackson, City Secretary