

ROBIN J. ELACKATT
Mayor

VASHAUNDRA EDWARDS
Councilmember at Large Position No. 1

LYNN CLOUSER
Councilmember at Large Position No. 2



CHERYL STERLING
Councilmember District A
JEFFREY L. BONEY
Councilmember District B
ANTHONY G. MAROULIS
Mayor Pro Tem
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 **Monday, February 1, 2021**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **6:00 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 Elackatt called the meeting to order at 6:05 p.m.

Those also present: Mayor Pro Tem Maroulis, Councilmembers Edwards, Clouser, Sterling, Boney, and Emery; City Manager Jones, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Martel, Acting Fire Chief Partida, Director of Information Technology Cole, Director of Communications Walker, Director of Human Resources and Organizational Development Russell, Interim Director of Development Services Thomas Gomez, Assistant Director of Financial Services Uwakwe, Utilities Manager Hoover, and Budget and Financial Reporting Manager Alexander.

Also present: Jordan Reisman, Rob Martinson, Jennifer Lewis, Ashley Bedell, Joey Huberts of the Garretts Companies; Cliff Blount, local counsel for Garrett Companies; Ryan Bowen, representing Fort Bend Housing Finance Corporation; Jose de La Fuente, of Lloyd Gosselink Rohchelle & Townsent, P.C.; and, Dr. Harvey Graves and Katie Webber from Pinnacle Medical Management.

2. DISCUSSION/POSSIBLE ACTION

(a) Discuss the process to update the City's Strategic Plan.

Assistant City Manager, Bill Atkinson provided an overview on the process of updating the strategic plan. He identified focus areas that the consultant would assist with as follows: vision, strategic plan, organizational values, economic redevelopment plan, 2021 Bond Election, and the employee pay plan. Atkinson noted they would be working on how to move forward with these meeting in a safe manner. Councilmember Sterling asked if they would receive the plan out prior to the scheduled workshop. Atkinson stated the schedule would be provided to Council prior to the workshop.

(b) Discuss the city-wide wireless network benefits and pilot program along Texas Parkway.

Director of Director of Information Technology Cole provided an overview of the city-wide wireless pilot program.

Councilmember Boney asked about the driving force behind the program. Cole stated he looked at how resources were being allocated internally as it pertained to Public Safety and Code Enforcement. He noted technology needed to be more efficient as it pertained to communications between these departments. City Manager Jones stated this was part of an initiative to improve internal and public operations.

Mayor Pro Tem Maroulis asked if it was normal to have Public Safety on a network that the community would also share. Cole stated they could carve out a network that would just pertain to Public Safety. Councilmember Sterling believes this was a great idea.

Councilmember Edwards asked about the cost of the program. Cole stated they would be given the equipment and the City would pay the cost of installation which would cost about \$15,000. He noted that they proposed a pilot program to see the pros and cons and the actual cost if the program were city-wide.

Councilmember Boney asked how much the pilot program would cost and last. Cole stated the pilot cost would be \$17,000 out of pocket and would last between 3-6 months. Councilmember Emery asked if there would be a cost to the citizens. Cole stated there would be.

Councilmember Edwards asked how they would determine the program measure for all residents. Cole stated the pilot would help them determine the capacity needed.

Councilmember Boney stated this should have been brought before City Council for discussion before the pilot was launched. Cole noted the pilot had not been launched. Jones clarified the pilot program had not been launched and money was not spent.

Councilmember Clouser asked if it would be possible to make the network accessible only to public safety and internal departments and if it would make a difference in cost. Cole stated they have explored the option and they would just have to turn off a switch.

Mayor Elackatt asked about the study presented last year. Cole stated there was no study and noted there was talk about a smart city network.

Councilmember Boney requested to move forward with a pilot program for city-wide wireless benefits along Texas Parkway at no more than \$20,000. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Elackatt, Mayor Pro Tem Maroulis, Councilmember Edwards, Councilmember Clouser, Councilmember Sterling, Councilmember Boney, and Councilmember Emery
Nays: None

- (c) Discuss past events related to the financial management of the City.

Agenda item 2c was removed at the request of the City Manager.

- (d) Presentation by The Garrett Companies on the development of The Echelon at Sienna, a multifamily residential development in partnership with the Fort Bend County Housing Finance Corporation

Interim Director of Development Services Thomas Gomez presented background information on the proposed development of The Echelon at Sienna. Gomez noted this was solely a request for support of the project as an affordable housing produce. She noted staff recommend approval. Jordan Reisman of the Garrett Companies presented an overview on the development.

Mayor Pro Tem Maroulis asked about balcony spacing facing the nearby neighborhood. Jennifer Lewis stated they believed there would be some balconies facing Laurel Grove residential. Maroulis asked if there would be any amenities in that general corner. Lewis stated the amenities would be placed in the center of the site. Thomas Gomez stated Sienna Development requires a staggered building height so the height of the building would be the same as neighboring residential. Maroulis inquired about school the development

would be zoned to. Joey Huberts stated they would be zoned to Sienna Crossing Elementary, Billy Baines Middle School and Ridgepoint High School. Councilmember Emery asked if there was discussion with people from Johnson Development. Reisman stated they should be aware. Maroulis asked if the notice was given to the public since there was no rezoning. Thomas Gomez stated the City did not mail out a notice.

3. CLOSED EXECUTIVE SESSION

After proper notice was given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 7:13 p.m.

Texas Government Code, Section 551.071 – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: (i) agreements with Fort Bend County Municipal Utility District No. 47 and District No. 48 for water and wastewater services; (ii) Lakeesha Frazier.

Texas Government Code, Section 551.074 – Deliberations concerning the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: the city secretary.

Councilmember Clouser left the closed executive session at 7:33 p.m. and returned at 7:36 p.m.

At 7:43 p.m., City Council recessed the meeting to begin the regular City Council meeting.

4. RECONVENE

At 9:03 p.m., City Council reconvened the special City Council meeting.

At 9:06 p.m., City Council City Council returned to executive session pursuant to Sections 551.071 and 551.074 of the Texas Government Code.

At 10:43 p.m., City Council reconvened the special City Council meeting.

Councilmember Clouser left the meeting at 10:47 p.m.

Mayor Pro Tem Maroulis moved to authorize the negotiation and execution of an engagement letter for Phase 1 litigation services with Lloyd Gosselink to recover the outstanding amount for water and wastewater services owed to the City by Fort Bend County Municipal Utility District No. 48. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Elackatt, Mayor Pro Tem Maroulis, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, and Councilmember Emery
Nays: None
Absent: Councilmember Clouser

Mayor Pro Tem Maroulis moved to authorize the filing of a lawsuit and other necessary actions in law to recover the outstanding amount for water and wastewater services owed to the City by Fort Bend County Municipal Utility District No. 48. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Elackatt, Mayor Pro Tem Maroulis, Councilmember Edwards, Councilmember Sterling, Councilmember Boney, and Councilmember Emery
Nays: None
Absent: Councilmember Clouser

Councilmember Clouser returned to the meeting at 10:49 p.m.

5. ADJOURN

The special City Council meeting adjourned at 10:50 p.m.

Minutes PASSED AND APPROVED this the 15th day of February 2021.

Maria Jackson, City Secretary