

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 MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, June 7, 2021**, at the Missouri City Community Center, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

1. ROLL CALL

Mayor Elackatt called the meeting to order at 7:03 p.m.

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

2. The **PLEDGE OF ALLEGIANCE** was led by Director of Development Services Thomas Gomez.

3. PRESENTATIONS AND RECOGNITIONS

Mayor Elackatt recognized Pastor Gordon S. Jones for his service to the City of Missouri City. Councilmember Clouser proclaimed June 7, 2021 as "Khloe Joiner Day" in the City of Missouri City, Texas. Mayor Pro Tem Maroulis proclaimed June 15, 2021, as "National Elder Abuse Prevention Day" in the City of Missouri City, Texas. Councilmember Boney proclaimed the week of June 15-19, 2021, as "Juneteenth Week" in the City of Missouri City, Texas.

Mayor Pro Tem Maroulis moved to consider agenda items 5a, 11a, and 11c, at this time. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

5. STAFF REPORTS

(a) Legislative Update

City Attorney Iyamu presented an overview on the legislative update. She noted the City was involved in two significant pieces of legislation relating to group homes and tourism. Iyamu added that the bills were led by Representative Ron Reynolds along with Legislative Consultant Karen Kennard. Representative Reynolds thanked Director Thomas Gomez, Police Chief Berezin and Councilmember Boney who provided testimony for the bills and presented on House Bill 149, House Bill 2690 and House Bill 4103. Kennard spoke about a letter signed by Mayor Elackatt to Governor Abbot regarding House Bill 149.

11. RESOLUTIONS

(a) Consider a resolution adopting an updated Strategic Plan and making certain findings relating thereto.

Interim City Manager Atkinson presented an overview on the process of updating the Strategic Plan. Jason Gray presented the Strategic Plan. City Council thanked Gray for working with them.

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

- (c) Consider a resolution authorizing the submission of a grant application to the United States Department of Justice Office of Community Oriented Policing Services for hiring of new police officers.

Program Coordinator Murray presented on the grant and noted they would have a total of three years to recruit and hire two additional police officers.

Councilmember Boney asked if it was similar to a grant they had before. Murray stated it was; however, this time they were only requesting two officers instead of four.

Councilmember Emery asked if the City was required to maintain the individuals once the grant funds were depleted. Murray stated the City must retain them for one year after and absorb 100-percent of the cost. Councilmember Edwards stated she thought it was a wonderful initiative.

Councilmember Emery moved to approve the resolution. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

4. PUBLIC COMMENTS

Bruce Zabovrowski, 7915 Chancel, spoke about concerns regarding with the infrastructure in the Fonmeadow subdivision.

Joe Freilich, 15210 E. Hampton Circle, spoke about traffic concerns and the need of speed bumps in Fondren Park.

5. STAFF REPORTS

- (b) Code Enforcement Sweep Update

Director of Development Services Thomas Gomez provided the code enforcement sweep update. Thomas Gomez noted they had eight positions but one was vacant and the other position was working on administrative work.

Councilmember Edwards thanked Code Enforcement for always answering her concerns and reports.

Mayor Pro Tem Maroulis inquired on how repeat offenders were approached. Thomas Gomez noted the code allowed the City to take into account the history and the officer may cite the violator. Interim City Manager Atkinson noted it was an ongoing collective process to get repeat violators attention when cited to court.

Councilmember Boney inquired if there was an internal review of code enforcement area performed. He also inquired how they would work with HOAs to resolve such issues. Thomas Gomez stated that the Lean Six Sigma conducted an analysis of Code Enforcement and its processes. She added that they expect process improvements from that analysis. Thomas Gomez added that Code Enforcement would be using the EnerGov software to streamline the database. Regarding HOAs, Thomas Gomez stated Code Enforcement was working proactively with them and they would continue to look into how to better communicate and work in collaboration with them. Atkinson stated they were working on a reorganization that would address such items from a departmental standpoint through the Lean Six Sigma process.

Councilmember Emery inquired if it was possible to determine which violations would be better handled by an HOA versus Code Enforcement in order to have a collective effort. Thomas Gomez suggested providing a list of the top violations to HOAs as an educational tool.

Councilmember Sterling inquired if there was evening and weekend coverage from Code Enforcement. Thomas Gomez stated there was an officer working on Saturday's but there was no evening coverage.

Mayor Elackatt asked for more action from Code Enforcement and asked Thomas Gomez to fill the vacant position. He asked that staff let Council know if more resources were needed. Thomas Gomez stated they would work to make improvements.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special City Council meeting of May 12, 2021, the special and regular City Council meetings of May 17, 2021, the special City Council meeting of May 18, 2021, May 19, 2021, and May 20, 2021.
- (b) Consider authorizing the execution of a contract for the American Legion and Buffalo Run Park slope stabilization project.

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

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Public hearing to receive comments for or against a request to zone an approximate 0.67 acre tract of land to PD Planned Development District to allow for the development of a lease space building and to consider flexibility in regulations to allow for such development; providing a penalty; containing other provisions relating to the subject; and consider the related ordinance on the first of two readings. The subject site is located at the southeast corner of the intersection of Fifth Street and FM 1092; north of Murphy Road Church of Christ; south of a Murphy Food Mart; and west of Rothwell Street.

Planner II Garcia presented on the request to zone an approximate 0.67 acre tract of land to PD Planned Development District to allow for the development of a lease space building and to consider flexibility in regulations to allow for such development. He stated staff recommended approval and that the Planning and Zoning Commission forward a positive recommendation. Garcia added that staff recommended prohibition of outside placement, storage, sales, and services.

Mayor Pro Tem Maroulis moved to open the public hearing at 8:48 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

With no public comments, Councilmember Edwards moved to close the public hearing at 8:50 p.m. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Boney moved to approve the ordinance as presented. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

- (2) Consider an ordinance zoning approximately 50 acres of land to PD Planned Development District to allow for a mixed use development to include retail, commercial uses; industrial workspaces; flex office spaces; artist studios; outdoor gathering spaces; indoor recreational facilities and multifamily development; providing a penalty; containing other provisions relating to the subject; and consider the ordinance on the first of two readings. The subject site includes multiple tracts of land located north and south of State Highway 6, east and west of Watts Plantation Drive, and east of North Creekmont Drive.

Director of Development Services Thomas Gomez presented an overview on the request to allow for a mixed use development to include retail, commercial uses; industrial workspaces; flex office spaces; artist studios; outdoor gathering spaces; indoor recreational facilities and multifamily development.

Leotis Hightower, 2426 Yellow Maple Lane, spoke against approval of the proposed ordinance.

Rosana Bushell, 4139 N. Creekmont Drive, spoke against approval of the proposed ordinance.

Latricia Russell, 2510 Shadow Oaks Drive, spoke against approval of the proposed ordinance.

Tessie Fofama, 2627 Facet Creek Drive, spoke against approval of the proposed ordinance.

Bubacarr Fofama, 2627 Facet Creek Drive, spoke against approval of the proposed ordinance.

Rena Marshall, 4510 S. Creekmont Drive, spoke against approval of the proposed ordinance.

Karina Tyler, 4107 N. Creekmont Drive, spoke against approval of the proposed ordinance.

Mary Ross, 2507 Shadow Oaks Drive, spoke against approval of the proposed ordinance.

Darnell Hunter, 2618 Facet Creek Drive, spoke against approval of the proposed ordinance and asked for consideration of changing the name of Watts Plantation.

Mayor Pro Tem Maroulis moved to approve the ordinance as presented. **MOTION FAILED DUE TO LACK OF SECOND.**

Councilmember Edwards stated she was not in support of the development as citizen concerns pertaining to the development have still not been addressed by the developer.

(b) Public Hearings and related actions

- (1) Public hearing to receive comments for or against renaming Confederate Drive, a public street, as Prosperity Drive; and consider a related ordinance on the first of two readings.

Director of Development Services Thomas Gomez presented on the application made by property owners to rename Confederate Drive to Prosperity Drive. She noted there was a caution as there were similar name streets that may need to be renamed as well.

Councilmember Boney moved to open the public hearing at 9:30 p.m. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

At 9:31 p.m., Mayor Elackatt stepped away from the meeting and returned at 9:33 p.m.

Councilmember Edwards was happy about the changes to heavily offensive street names.

Councilmember Emery inquired if staff had solicited input from residents in regards to Confederate Court and Confederate South Drive. Thomas Gomez noted the application had been with the City for a while, to see if Confederate Driver owners would reach out to adjacent street property owners. She added that as of today, staff does not have direct input from those additional property owners.

Councilmember Edwards inquired if there was a specific protocol pertaining to postal changes. Thomas Gomez stated that part of the City's process would be to notify the United States Postal Office, public entities such as MUDs, Counties, in order for records to be updated. She noted property owners would be

responsible for updating their personal services and accounts. Councilmember Clouser believes if the property owners met the threshold then they should move forward with it.

Councilmember Edwards moved to suspend the rules to allow public comments. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

Two property owners on Confederate Drive spoke in support of the proposed ordinance.

Councilmember Edwards moved to close the public hearing at 9:39 p.m. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Boney moved to approve the ordinance as presented. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Boney noted that last year the threshold to consider items as such was of 90%, and that lowering to 70% proved to be the right decision.

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

9. **AUTHORIZATIONS**

- (a) Consider authorizing the execution of a professional services contract for the reconstruction of Missouri City Drive.

Director of Public Works Kumar presented the reconstruction of Missouri City Drive. He noted the street not only served as the entrance to City Hall but also to the Missouri City Branch Library and the Houston Community College Campus. Kumar noted the project would also entail the extension of Missouri City Drive and tie into Scanlin Road. Mayor Elackatt asked about the start and completion date of the project. Kumar stated it would begin early next year and would be completed by the summer.

At 9:44 p.m., Councilmembers Emery stepped away from the meeting.

Councilmember Edwards moved to authorize the execution of a professional services contract for the reconstruction of Missouri City Drive. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing the city manager to execute an interlocal agreement with Fort Bend County Water Control and Improvement District No. 2 for a right of entry onto property for a 4th of July fireworks display.

Recreation Manager Thompson presented on a request to utilize the Fort Bend County Water Control and Improvement District No. 2 for a right of entry onto the property for the 4th of July fireworks display.

At 9:47 p.m., Councilmember Emery returned to the meeting.

Councilmember Clouser moved to authorize the city manager to execute an interlocal agreement with Fort Bend County Water Control and Improvement District No. 2 for a right of entry onto property for a 4th of July fireworks display. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider authorizing the execution of an interlocal agreement between Sienna Plantation Municipal Utility District No. 1 and the City of Missouri City for the joint funding of rehabilitation improvements to the Steep Bank Flat Bank Wastewater Treatment Facility.

Assistant Director of Public Works Hoover presented on the estimated \$12.2 million expansion and rehabilitation improvements to the Steep Bank Flat Bank Wastewater Treatment Facility. He noted that Sienna Plantation Municipal Utility District No. 1 would fund about \$9.32 million and they would serve as the City's administrator for the purpose of procuring goods and services. Hoover stated the City would be facilitating as the intermediary of funds coming in and distributing out for all the participants.

Councilmember Emery moved to authorize the execution of an interlocal agreement between Sienna Plantation Municipal Utility District No. 1 and the City of Missouri City for the joint funding of rehabilitation improvements to the Steep Bank Flat Bank Wastewater Treatment Facility. Mayor Pro Tem Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

10. ORDINANCES

- (a) Consider an ordinance amending Chapter 2, Administration, of the Missouri City Code; providing certain standards of conduct for the mayor, councilmembers, board and commission members, and certain appointed officials; establishing an ethics commission; and consider the ordinance on the first of two readings.

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

11. RESOLUTIONS

- (b) Consider a resolution adopting rules governing the investment of funds of the City of Missouri City; and consider other provisions relating to the subject.

Director of Financial Services Portis presented on the amendments to the investment policy.

Councilmember Emery moved to approve the resolution. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

12. CITY COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Maroulis congratulated the Class of 2021 graduates and wished them success. He stated he was excited about the direction they were taking to help local businesses with outdoor activities. Maroulis congratulated Missouri City Green on another successful shredding event.

Councilmember Edwards thanked the local elected officials who volunteered on the First Ryan's Project. She noted her Park Clean Up was rescheduled to June 28 and stated that she attended the Landmark Community Center ribbon cutting along with her colleagues.

Councilmember Clouser attended the Missouri City Green Shred event and gave a shout out to Board President Angie Wierzbicki as they had to reschedule the event. She thanked Commissioner Prestage, County Judge KP George for preserving the Landmark Community Center. Clouser also thanked her colleagues who assisted with the Small Business Advisory Committee interviews.

Councilmember Sterling was able to provide cases of water to constituents in need. She attended the Civil Service Commission meeting and thanked Interim City Manager Atkinson for accompanying her to an HOA meeting. Sterling also attended the Texas Parkway Advisory Committee meeting, the Community Development Advisory Committee meeting, the Landmark Community Center ribbon cutting and the Missouri City Green's shred event.

Councilmember Boney attended the Landmark Community Center ribbon cutting and the Moms Demand Action and Black Nurses Association blood drive. He also attended the Texas Parkway Cartwright Advisory

Committee and thanked Interim City Manager Atkinson, Director Thomas Gomez and the Legal Department for the information they provided during the meeting.

Councilmember Emery echoed the appreciation for Commissioner Prestage on the Landmark Community Center. He gave kudos to Missouri City Green on their shredding event. Emery invited everyone to the June 9 Public Input meeting pertaining to TxDOT updates to F.M. 1092.

Mayor Elackatt attended the Landmark Community Center ribbon cutting and gave kudos to Commissioner Prestage and Missouri City Council who voted to approve the \$1 million dollars towards this facility. He thanked Quail Valley Proud for allowing him to participate in the Memorial Day Kid's Parade. He thanked Councilmembers who participated in the Small Business Advisory Committee interview. Elackatt gave kudos City Secretary Jackson for all the work behind the scenes to setup the Small Business Advisory Committee interviews. He also gave kudos to the Communications Department for the COVID videos. Elackatt thanked Director Thomas Gomez for taking him on site to visit Creekmont subdivision.

Councilmember Edwards inquired about the protocol pertaining to the item that did not received a second to move forward. City Attorney Iyamu stated that because a motion day was made, the 90-day rule applied.

13. ADJOURN

The regular City Council meeting adjourned at 10:10 p.m.

Minutes PASSED AND APPROVED this the 21st day of June 2021.

Maria Jackson, City Secretary