

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 **Tuesday, July 6, 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 7:17 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 Assistant City Manager Martel.

3. PRESENTATIONS AND RECOGNITIONS

Mayor Elackatt recognized retiring board and commission member Dr. Monica Rasmus (District A) for her years of service to the Community Development Advisory Committee and the Planning and Zoning Commission. Councilmember Sterling recognized God's Garden for their service to the citizens of Missouri City, Texas. Councilmember Edwards proclaimed the month of July as Parks and Recreation Month in the City of Missouri City, Texas.

Councilmember Emery moved to take item 9a after agenda item 3d. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

3. PRESENTATIONS AND RECOGNITIONS

Allen Owen, on behalf of the Quail Valley Fund, presented a check to the City of Missouri City for Ridgeview Park improvements in the amount of \$800,000.00.

9. AUTHORIZATIONS

(a) Consider authorizing the acceptance of a donation from the Quail Valley Fund for Ridgeview Park improvements.

Councilmember Emery moved to accept the donation from the Quail Valley Fund for Ridgeview Park improvements. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

3. PRESENTATIONS AND RECOGNITIONS

Police Chief Berezin recognized Police Detective Alex Salazar for his years of service to the City of Missouri City, Texas. Mayor Pro Tem Maroulis recognized MCTV Producer Douglas Penalba for facilitating Council Zoom meetings from March 30, 2020, through April 26, 2021.

4. PUBLIC COMMENTS

Bruce Zaborowski, 7915 Chancel, spoke about the bond issue and asked what would be improved in Fonmeadow, Fondren Park and Colony Crossing.

Guadalupe Dominguez, 12711 Riva Ridge Lane, addressed concerns with the Fonmeadow bridge.

Kristin Lucas, 938 Circle Bend, addressed drainage and mowing concerns. She asked that both the City and Crestmont Place mow their portion as well.

5. STAFF REPORTS

Police Chief Berezin presented the Police Department Annual Report.

At 7:59 p.m., Mayor Elackatt stepped away from the meeting and returned at 8:00 p.m.

Councilmember Edwards commended Chief Berezina and the Police Department for having a positive community engagement. Councilmember Sterling commended them, as well, and thanked them for the traffic improvement along Beltway 8. Councilmember Emery inquired about the motorcycle squad's performance. Berezin stated they were doing a great job and was not able to expand the unit as he needed to fill his patrol unit first. Mayor Pro Tem Maroulis thanked Berezin and his team for their leadership and asked if there were plans to add more surveillance camera trailers. Berezin stated he was not opposed to it but that he would have to see if other City departments had the resources to assist in the maintenance as well.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of June 21, 2021, and the special City Council meetings of June 22, 2021 and June 23, 2021.
- (b) Consider authorizing the conveyance of a portion of Sta-Mo Park to Fort Bend County for Fort Bend County's Moore Road Improvement Project.
- (c) Consider authorizing the city manager to negotiate and execute an amendment to a contract for grant program services.
- (d) Consider authorizing the 2021 tax levy write-off information for real and personal property.

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 by Dan Elkins, Kimley-Horn, to zone an approximate 35.29-acre tract of land to PD, Planned Development District to allow for a mixed use development, including single-family residential rental units with commercial development, along the Highway 6 frontage; providing a penalty; containing other provisions relating to the subject; and consider the related ordinance on the first of two readings.

Planner II Garcia presented on the request to zone an approximate 35.29-acre tract of land to PD, Planned Development District to allow for a mixed use development, including single-family residential rental units with commercial development, along the Highway 6 frontage. He noted the proposed ordinance would contain both a leasing and recreation center. Garcia added the development would require the consideration of some design standards and regulations to support the layout as presented. He stated both staff and the Planning and Zoning Commission forward a positive recommendation.

Councilmember Emery moved to open the public hearing at 8:35 p.m. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

Rodrigo Carreron, 1122 Avenue C, spoke against the proposed ordinance.

Mayor Pro Tem Maroulis moved to close the public hearing at 8:39 p.m. Councilmember Edwards seconded. **MOTION PASSED UNANIMOUSLY.**

Mayor Pro Tem Maroulis asked to what school the development would be zoned to. Director of Development Services Thomas Gomez stated they did not have that information. Maroulis inquired if the subdivision would have its own HOA. Garcia stated a management company would address concerns.

Allen Owen, presented and discussed the project on behalf of the applicant.

At 8:42 p.m., Councilmember Edwards stepped away from the meeting and returned at 8:45 p.m.

Mayor Pro Tem Maroulis inquired if the owner acknowledged that the development would contain private streets and that they would be responsible for maintenance. Owen confirmed and noted the streets would be large enough to have both fire trucks and trash pickup trucks come through. Councilmember Boney asked who would actually maintain the private streets. Owen stated the management company would. Councilmember Emery inquired about the LC3 portion of the request. Brad Dinerstein discussed concerns. He added that private streets would be maintained by the City's standards. Lynton Smith presented an overview on The Dinerstein Companies.

At 8:58 p.m., Councilmember Sterling stepped away from the meeting.

Councilmember Edwards noted that because they have issues with private streets maintenance in the Meadowcreek subdivision, did staff foresee any issues with this development having private streets. Interim City Manager Atkinson stated he did not foresee any issues as the streets would be up to par to City standards. Director Kumar noted that although they would be private streets, the current regulations require them to be designed to public street standards and those would be enforced. Edwards inquired if the Planning and Zoning Commission asked for any specific requests.

At 9:00 p.m., Councilmember Sterling returned to the meeting.

Director Thomas Gomez noted they only asked for a masonry wall that would separate the development from Oakwood Forest. She noted the private streets proposed would look as one single property maintained by one entity. Mayor Pro Tem Maroulis inquired if they would limit the number of people per dwelling. Dinerstein explained they would follow the state regulations in the lease. Councilmember Emery asked about the Phase I schedule. Smith stated they would start construction by this time next year with delivery date at the end either of the first or second quarter of 2023.

Mayor Pro Tem Maroulis moved to approve the ordinance. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

(b) Public Hearings and related actions

- (1) Public hearing to receive comments on the proposed drought contingency plan for City water service areas; consider a related ordinance amending Chapter 86, Utilities, of the Missouri City Code; amending regulations regarding certain drought contingency plans; providing a penalty; and consider the ordinance on the first of two readings.

Assistant Director of Public Works Hoover presented on the proposed drought contingency plan for City water service areas. He noted the plan would apply to both retail and wholesale customers of the City and would require Municipal Utility Districts to adopt their own plans. Hoover stated the plan would focus on conservation of public water supply.

Councilmember Boney moved to open the public hearing at 9:09 p.m. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

With no public comments, Councilmember Boney moved to close the public hearing at 9:09 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

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

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

11. RESOLUTIONS

- (a) Consider a resolution authorizing the lease of fifty golf carts and the execution of an agreement and associated documents for the lease of such golf carts.

Golf Course Manager Stittleburg presented on the lease of fifty golf carts. He noted the cost had been budgeted for.

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

- (b) Consider a resolution authorizing the submission of a grant application to the United States Department of Justice Office of Community Oriented Policing Services to fund first aid and cardiopulmonary resuscitation (CPR) training for sworn peace officers and high school students within the City of Missouri City.

Program Coordinator Murray presented on the micro grant which helped partner with the Red Cross and Fort Bend ISD to put officers and high school students through first aid and cardiopulmonary resuscitation (CPR) training.

Councilmember Emery moved to approve the resolution. Councilmember Clouser 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 expenses related to de-escalation training for the Missouri City Police Department.

Program Coordinator Murray presented on the de-escalation training grant that would allow up to \$200,000 to be requested. Murray noted there would be no City match for the grant.

Councilmember Sterling moved to approve the resolution. Mayor Pro Tem Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

12. CITY COUNCIL ANNOUNCEMENTS

The Mayor and City Council announced various items of community interest.

15. ADJOURN

The regular City Council meeting adjourned at 9:32 p.m.

Minutes PASSED AND APPROVED this the 19th day of July 2021.

Maria Jackson, City Secretary