

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, August 2, 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 Pro Tem Maroulis called the meeting to order at 7:20 p.m.

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

2. The **PLEDGE OF ALLEGIANCE** was led by Director of Parks and Recreation Mangum.

3. PRESENTATIONS AND RECOGNITIONS

Mayor Pro Tem Maroulis administered the oath of office to members of the City of Missouri City Arts & Culture Commission, Community Development Advisory Committee, and the Zoning Board of Adjustments and Appeals. City Forester Wierzbicki presented the Golden Tree Award to the Texas Department of Transportation. Councilmember Edwards recognized Animal Shelter Manager TaBorah Goffney for her commitment and leadership to the Employee Recognition Committee. Director of Financial Services Portis presented of Certified Tax Rolls and Proposed Budget.

4. PUBLIC COMMENTS

Bruce Zaborowski, 7915 Chancel Drive, spoke against the bond exploratory committee recommendations.

Guadalupe Dominguez, 12711 Riva Ridge Lane, spoke against the bond exploratory committee recommendations.

William Cronin, 902 Pine Meadow, spoke regarding drainage issues in the Pine Meadow subdivision as well as greenspace separating adjoining properties along utility easements.

There were no **STAFF REPORTS**.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of July 19, 2021, and the special City Council meeting of July 28, 2021.
- (b) Consider accepting the quarterly investment report for the quarter ending on June 30, 2021.
- (c) Consider authorizing the negotiation and execution of an interlocal agreement with the City of Sugar Land for emergency telecommunications services.

Councilmember Boney moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Edwards 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 amend Planned Development District No. 85 to allow for MF-2, multifamily residential district uses; providing for an amendment to the comprehensive plan; providing a penalty; and consider a related ordinance on the first of two readings. The site location is to the north of the Pine Meadows residential subdivision, south of US 90A, east of Bull Lane, and west of South Cravens Road.

Planner I Nuri presented on the request to amend Planned Development District No. 85 to allow for MF-2, multifamily residential district uses. Nuri noted the Planning and Zoning Commission vote was 5-4 to move forward with the request.

Councilmember Clouser moved to open the public hearing at 8:00 p.m. Councilmember Edwards seconded.
MOTION PASSED UNANIMOUSLY.

Giri Marllula presented on the proposed development of Paloma Residences on behalf of the developer. Jeffrey Martin spoke regarding the parking, drainage and noise concerns. CL Maurer spoke about the gated community proposal.

William Cronin, 902 Pine Meadow, requested Council to hold off on approval until a comprehensive traffic assessment was provided. He noted he was not against the development, but would like more research.

Annette Simmons, 1126 Mesa Verde Drive, spoke against the proposed ordinance as it would affect two communities of mainly elderly and family residents.

Helen Folks, 804 Mocking Bird Lane, spoke against the proposed ordinance and noted infrastructure improvements needed if the development were to be approved.

Ali, spoke for the proposed ordinance.

Councilmember Clouser moved to close the public hearing at 8:23 p.m. Councilmember Sterling seconded.
MOTION PASSED UNANIMOUSLY.

Councilmember Edwards asked the developer what utility company they were partnered with and if they had addressed capacity issues related to the development. CL Maurer noted they were still in the rezoning portion of the project and those items would have to be discussed with Public Works in the future.

Mayor Pro Tem Maroulis inquired if they had thought about further growth when adding 105 plus apartments and additional capacity. Maurer stated the utilities would be larger for industrial than for a multi-family. Giri Marllula noted they had more than enough for this capacity.

Councilmember Emery asked Director Kumar to address if they would have enough capacity. Director of Public Works Kumar noted the questions were specific to utilities (water and wastewater capacities) and understands there was adequate capacity for any development at this location.

Councilmember Boney inquired if any development would be held to the drainage standards. Director Kumar stated the drainage would be challenging as it would be an open ditch drainage system. He noted the developer was required to mitigate the drainage and build detention ponds.

No action was taken.

(b) Public Hearings and related actions

- (1) Public hearing to receive comments on and to consider the Community Development Block Grant (CDBG) Program Year 2021 Annual Action Plan and authorize staff to take necessary action related to the plan.

Community Development Coordinator Moore presented on the Community Development Block Grant (CDBG) Program Year 2021 Annual Action Plan.

At 8:24 p.m., Councilmember Emery stepped away from the meeting.

At 8:25 p.m., Councilmember Edwards stepped away from the meeting.

Councilmember Boney moved to open the public hearing at 8:26 p.m. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

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

No public comments and no action was taken to close the public hearing for agenda item 7(b)(1).

- (2) Public hearing to receive comments on a franchise for gas services requested by SiEnergy; and consider a related ordinance on the first of three readings.

At 8:28 p.m., Councilmember Emery returned to the meeting.

Councilmember Sterling moved to open the public hearing at 8:30 p.m. Councilmember Clouser seconded. **MOTION PASSED UNANIMOUSLY.**

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

At 8:30 p.m., Councilmember Edwards returned to the meeting.

City Attorney Iyamu presented on the franchise agreement for gas services. She noted that City Council was authorized to grant franchise agreements for the use of public right of ways for public utilities. Iyamu added this franchise specifically relates to gas and that the City has arrangements with CenterPoint Energy for electrical utilities.

With no public comments, Councilmember Edwards moved to close the public hearing at 8:33 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

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

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

9. AUTHORIZATIONS

- (a) Consider authorizing the execution of a contract for the acquisition and installation of materials for the Ridgeview Park splash pad.

Director of Parks and Recreation Mangum presented on the acquisition and installation of materials for the Ridgeview Park splash pad.

Councilmember Edwards inquired on the total cost of the splash pad. Mangum stated it would cost \$869,000 and noted the Quail Valley Fund donated \$750,000, Parkland Zone 7 would cover \$53,000, and staff was requesting \$66,000 to cover the remaining costs. Mangum added the cost not only included the splash pads but other amenities such as the demolition and installation of the south restroom and building a recirculation system for the splash pad. He reiterated Ridgeview Park was a public park accessible to everyone in the City.

Councilmember Edwards believes the funds they were to advocate for the park could have been disbursed throughout the City limits into other parks and other projects. She noted she did not condone allocating these funds to the project. Mayor Pro Tem Maroulis thinks this project was a great example on how the City could work with an HOA and thanked the Parks and Recreation Department staff.

Councilmember Emery moved to authorize the execution of a contract for the acquisition and installation of materials for the Ridgeview Park splash pad. Councilmember Clouser seconded. **MOTION PASSED.**

Ayes: Mayor Pro Tem Maroulis, Councilmember Clouser, Councilmember Sterling, Councilmember Boney and Councilmember Emery

Nays: Councilmember Edwards

10. ORDINANCES

- (a) Consider an ordinance providing for a general election to be held on November 2, 2021, for the purpose of electing single-member district councilmembers for Districts A, B, C, and D; providing for joint elections on November 2, 2021, with other entities contracting with Fort Bend County and Harris County, respectively, for such joint elections; providing for election precincts and polling places; and consider the ordinance on the first and final reading.

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

- (b) Consider an ordinance amending the general budget for the Fiscal Year beginning October 1, 2020, and ending September 30, 2021; transferring various appropriations among accounts; appropriating supplemental revenue to various fund accounts; authorizing the appropriate city officials to take steps necessary to accomplish such transfers; making certain findings; containing certain provisions relating to the subject; and consider the ordinance on the first and final reading.

Councilmember Boney stated the item came before the Finance and Services Committee and they forward a positive recommendation.

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

11. RESOLUTIONS

- (a) Consider a resolution granting consent to Missouri City Management District No. 2 to annex approximately 96.57 acres of land situated within Missouri City into the management district.

Director of Public Works Kumar noted the development was referred to as Fort Bend Town Center No. 3 and that the Municipal Management District (MMD) No. 2 would add additional land into the boundaries.

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

- (b) Consider a resolution directing City staff to facilitate the consideration of an amendment to the Fort Bend Parkway Theater Project Development Agreement and certain amendments to the Reinvestment Zone Number Two, City of Missouri City, Texas Project Plan and Financing Plan for the reimbursement of certain project costs for certain retail and mixed use developments.

Interim City Manager Atkinson noted the resolution was to demonstrate the continuous effort for the construction of the Fort Bend Parkway Theater Project Development. He noted upon the approval of this resolution, the following actions were forthcoming: consideration of the proposed expansion of the TIRZ 2 boundaries to include an additional 2.09 acres at the southeast corner of Highway 6 and the Fort Bend Toll Road; consideration of proposed amendments to the TIRZ 2 Reinvestment Zone and Financing Plan; and consideration of a proposed development agreement with the Developer for a reimbursement of project costs up to \$9,000,000.

Steven D. Alvis presented an updated on the Fort Bend Parkway Theater Project Development and thanked staff and City Council for their assistance. Steve Robinson spoke about the resolution providing a path moving forward and thanked staff and MMD No. 2 for their assistance.

Councilmember Boney asked that they speak further on the funding of the project. Robinson stated the City had previously created TIRZ No. 2 and noted they were a preferred form of economic development because they were performance based, which meant they were not paid unless the developer performed. He noted a portion of the infrastructure costs in the City would be paid for by their partner Fort Bend County. Robinson added that they had created a management district that would levy its own tax just on this project.

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

12. CITY COUNCIL ANNOUNCEMENTS

City Council announced various items of community interest.

15. ADJOURN

The regular City Council meeting adjourned at 8:17 p.m.

Minutes PASSED AND APPROVED this the 16th day of August 2021.

Maria Jackson, City Secretary