

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 16, 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 7:22 p.m.

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

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

3. **PRESENTATIONS AND RECOGNITIONS**

Interim City Manager Atkinson presented an overview of what was to be outlined during the budget presentation. Councilmember Emery inquired about the reduction of the tax rate from \$.59 to \$.57 and if it included INS if the bond issue were approved. Atkinson clarified the rate only represented the full rate. Emery asked for the net rate of the tax rate if the bond were to be approved. Atkinson noted Director Portis would answer the question. Councilmember Boney inquired if the civil service implementation was included in the 2022 budget. Atkinson stated that was correct and it was listed in the budget but it was up to Council do decide if it needed to be changed. Boney also asked if supplemental requests made by staff were included in the 2022 proposed budget. Atkinson confirmed but noted the reoccurring expenses were not identified.

Councilmember Boney moved to take item 9a out of order after the presentation of the proposed Fiscal Year 2022 budget. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Director of Financial Services Portis presented on the proposed Fiscal Year 2022 budget. Councilmember Boney inquired if Parks Facility would be utilizing the entire land for the rebuild of the facility and when the groundbreaking would occur. Director of Public Works Kumar stated they would utilize all of the land and were currently in the design phase. He noted they expected the project to be bid at the beginning of next year. Councilmember Clouser asked about the Community Fund item for Council. Atkinson spoke about adding line items for each Councilmembers to be able to spend at or for District and At-Large events that would benefit the community. Councilmember Edwards asked Portis to explain if the property tax would increase if any of the bond items passed. Portis stated the INS rate would increase and noted the maximum rate would be of \$.1757. She noted debt would not be issued at once but over a period of five-years. Portis added the rate would also depend on the assessed valuation. Edwards asked staff to create a document where they could break down this information in a simpler form. City Attorney Iyamu noted the state law requires the City to provide a voter information document for each bond proposition, and such document was being translated at the moment. She added that once complete, this document would be available through the City's website.

9. **AUTHORIZATIONS**

(a) Consider authorizing a maximum proposed tax rate.

Director of Financial Services Portis presented on the maximum proposed tax rate.

Bruce Zaborowski, 7915 Chancel Drive, spoke against the tax rate.

Councilmember Boney stated he was happy they were able to offer a tax rate of .02 lower but noted they had no control over the tax value. He thanked staff for all of their due diligence. Councilmember Edwards requested clarity be posted to outlets to provide clarity for residents.

Councilmember Boney moved to adopt the maximum proposed tax rate of \$.1578035 and the voter approval rate of no greater than \$.5780356. Councilmember Clouser seconded. **MOTION PASSED.**

Ayes: Mayor Elackatt, Councilmember Clouser, Councilmember Sterling,
Councilmember Boney and Councilmember Emery
Nays: Councilmember Edwards

4. PUBLIC COMMENTS

Bruce Zaborowski, 7915 Chancel Drive, spoke about the vote on the splash pad item at the August 3, 2021 City Council meeting.

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 Emery seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Zoning Public Hearings and Ordinances** on this agenda.

7. PUBLIC HEARINGS AND RELATED ACTIONS

(b) Public Hearings and related actions

- (1) Public hearing to receive comments on an ordinance enlarging the boundaries of Reinvestment Zone No. Two, City of Missouri City, Texas, to include approximately 2.09 acres of land adjacent to the existing boundaries of the Zone; and consider the related ordinance, containing findings and provisions related to the foregoing subject, on the first of two readings.

Councilmember Clouser moved to open the public hearing at 8:41 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

With no public comments, Councilmember Emery moved to close the public hearing at 8:42 p.m. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

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

- (2) Public hearing to receive comments on a resolution electing to participate in tax abatement and reauthorizing guidelines and criteria governing city tax abatement

agreements; providing an effective date; and providing other provisions related to the foregoing subject; and consider the resolution.

Interim City Manager Atkinson presented on the City participating in a tax abatement as well as reauthorizing guidelines and criteria governing city tax abatement. He noted the following amendments were proposed: clarify that the guidelines and criteria were established for an economic development purpose; add headings to Section C; provide an exception allowing abatement for new-build shopping centers in designated redevelopment areas; deleting the prioritization for abatement consideration factors; and clarify that the city manager provides recommendations on abatements to the City Council.

Councilmember Boney moved to open the public hearing at 8:44 p.m. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

With no public comments, Councilmember Clouser moved to close the public hearing at 8:44 p.m. Councilmember Sterling seconded. **MOTION PASSED UNANIMOUSLY.**

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

8. APPOINTMENTS

- (a) Consider appointing certain individuals to the Missouri City Management District No. 2 Board of Directors.

Councilmember Emery moved to appoint Benton Schmaltz and David Denton to terms ending on June 1, 2025 to the Board of Directors of the District. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

10. ORDINANCES

- (a) Consider an ordinance providing for a special election to be held on November 2, 2021, for the purpose of submitting to the qualified voters of the City of Missouri City, Texas, certain propositions for the issuance of general obligation bonds for various public improvement purposes; 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; providing for repeal; providing for severability; and consider the ordinance on the first and final reading.

Councilmember Edwards requested clarification on the allocation of funds to Ridegeview Park. Interim City Manager Atkinson stated the recommendation was part of the Parks Master Plan and noted the total included a splash pad and improvements to the eastern side restrooms. He added that the portion on the bond election included improvements to the walking path, playground equipment, shade structure, picnic tables and western side restrooms. Edwards asked fellow colleagues to reconsider voting for the item since there were other parks needing repair and not spend \$1.6 million on only one park. City Attorney Iyamu noted that when the City sets forth a bond order, it does not include a specific project. She added the exhibit provides a general language and the maximum amount that voters may vote for. Councilmember Sterling asked for clarification on where the funds were coming from. Atkinson noted that half of funds came from Quail Valley fund and the other half would be coming from the bonds.

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

Ayes: Mayor Elackatt, Councilmember Clouser, Councilmember Sterling,
Councilmember Boney and Councilmember Emery
Nays: Councilmember Edwards

11. RESOLUTIONS

- (a) Consider a resolution opposing the Federal Emergency Management Administration (FEMA) Risk Rating 2.0; and making certain findings relating thereto.

Director of Public Works Kumar presented on the resolution opposing the Federal Emergency Management Administration (FEMA) Risk Rating 2.0. He explained the proposed increased costs and revised flood risk designations may affect the quality of development and the economic development and redevelopment of Missouri City, resulting in a negative fiscal impact to all of the residents of Missouri City. The resolution encouraged transparency and input from affected local governments regarding this new flood risk rating methodology, known as Risk Rating 2.0, to calculate flood insurance premiums.

Councilmember Emery moved to approve the resolution. Councilmember Boney 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 9:42 p.m.

Minutes PASSED AND APPROVED this the 7th day of September 2021.

Maria Jackson, City Secretary