

ALLEN OWEN
Mayor

JERRY WYATT
Councilmember at Large Position 1

CHRIS PRESTON
Councilmember at Large Position 2



YOLANDA FORD
Councilmember District A
DON SMITH
Councilmember District B
ANTHONY G. MAROULIS
Councilmember District C
FLOYD EMERY
Mayor Pro Tem
Councilmember District D

CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, May 15, 2017**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

1. **ROLL CALL**

Mayor Owen called the meeting to order at 7:12 p.m.

Those also present: Mayor Pro Tem Emery, Councilmembers Wyatt, Preston, Ford, Smith, and Maroulis; City Manager Snipes, City Attorney Iyamu, and City Secretary Jackson.

2. The **PLEDGE OF ALLEGIANCE** was led by Officer Deliphose.

3. **PRESENTATIONS AND RECOGNITIONS**

Mayor Owen and Councilmember Smith proclaimed May 10, 2017, as Delta Sigma Theta Sorority, Incorporated Suburban Houston Fort Bend Alumnae Chapter Day in the City of Missouri City, Texas. Mayor Owen proclaimed the month of May as "Motorcycle Safety and Awareness Month" in the City of Missouri City, Texas; the week of May 7-13, 2017, as "Hurricane Preparedness Week" in the City of Missouri City, Texas; the week of May 21-27, 2017, as "National Public Works Week" in the City of Missouri City, Texas; and, the week of May 14-20, 2017, as "National Police Week" in the City of Missouri City, Texas.

There were no **PUBLIC COMMENTS**.

5. **STAFF REPORTS**

City Manager Snipes announced May 14-20 as National Police Week and encouraged the community to join the Fallen Officer's Memorial Service on Wednesday, May 17. He noted the LA Times profiled the entire Houston region for being the most racially diverse metropolis in the country and Channel 13 highlighted Missouri City as one of the most diverse in the Houston region. Snipes stated the 3rd Annual Willowridge High School Job Shadow would be held on Tuesday, May 16 and City Staff members planned to share the daily responsibilities of public employees. He stated the Community Development Block Grant (CDBG) scholarship applications were available to 2017 high school and college graduates with the submission deadline of Wednesday, May 31 at 5:00 p.m. Snipes congratulated the 2016-2017 Mayors Youth Commission for their service this school year; and, noted Tom and Regina Nichols presented scholarships to several outgoing seniors. Snipes also congratulated the Municipal Court department for their submission for 2017 Texas Courts Education Center Municipal Traffic Safety Initiative award. He gave kudos to the Employee Recognition Committee for outstanding work on the events held last week. He also gave kudos to the Communications Team for the Mother's Day Cake Decoration event held on Saturday, May 13. Snipes thanked Councilmember Maroulis for partnering with the City's Municipal Volunteer Program (MVP) and highlighting Fort Bend ISD staff members for their random acts of kindness initiative. Snipes stated he had the honor of speaking at the Ann Sullivan Elementary School career day. He encouraged everyone to save the date for the City's First Annual Job Fair and Career Development Forum on Wednesday, June 7 from 10:00 a.m. to 2:00 p.m.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of May 1, 2017.

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

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Consider an ordinance granting a specific use permit to allow an aboveground water facility; providing limitations, restrictions, and conditions on such specific use; referencing a site plan; amending the zoning district map; amending the comprehensive plan, as applicable; and consider the ordinance on the second and final reading. The subject site is located along Scanlin Road, north of the Quail Green West and Hunters Green residential subdivisions; south and east of the City of Stafford and Missouri City limits; and west of the Parkway Trails residential subdivision.

The public hearing opened at 7:50 p.m. With no public comments, Councilmember Wyatt moved to close the public hearing at 7:51 p.m. and approve the ordinance. Councilmember Ford seconded. **MOTION PASSED UNANIMOUSLY.**

(b) Public Hearings and related actions

- (1) Public hearing to receive comments for or against proposed amendments to the 2009 City of Missouri City Comprehensive Plan and consider an ordinance amending and restating the 2009 Comprehensive Plan on the first of two readings.

The public hearing opened at 7:51 p.m. Director of Development Services Spriggs recognized the Comprehensive Plan Advisory Committee and City Staff for their hard work and dedication to the Comprehensive Plan. He stated the proposed plan focuses on flexibility and repurposing the City's major study area of Texas Parkway, FM 1092, and the Fort Bend Parkway. Spriggs noted the Planning and Zoning Commission requested quarterly updates from City Staff in the areas of implementation and economic development.

Interim Assistant Director of Development Services Thomas-Gomez stated there were substantive changes with the Council strategic plan in 2017-2019; and, the City's new vision and mission statement. Thomas-Gomez clarified they would use the most recent version of the future land use plan as a base for the four corridors. She stated there would be references to higher density plans in the presentation. She added the plan was to keep the same implementation plan adopted in 2009 with updates to items which were ongoing. Thomas-Gomez also noted minor changes outlined in the report. Regarding the use of the Tax Increment Reinvestment Zones (TIRZ), there would be clarification in terms of the City moving forward to no longer utilizing TIRZ and their use in certain types of development.

Mr. Shad Comeaux, Freese and Nichols, Inc., presented an overview on the Comprehensive Plan which included planning, plan framework, important reasons for comprehensive planning, related plans, studies, community survey highlights, demographics and socioeconomic trends, and the market opportunity analysis. Mr. Alan Mueller, Marsh Darcy Partners, presented on transportation and commuting patterns, economic, and community development. Ms. Sue Darcy, Marsh Darcy Partners, presented on what cities control in response to a regional economy. Mr. Mueller discussed the importance of tax base diversification, implications of the City's tax base and land use, economic development tools, Texas Parkway recommendations, Cartwright Road recommendations, FM 1092 recommendations, and Fort Bend Parkway recommendations. Mr. Comeaux presented the existing land use inventory, future land use plan, and future land use considerations. Interim Assistant Director of Development Services Thomas-Gomez presented on the comprehensive plan goals and recommendations. Mr. Comeaux presented the implementation plan and next steps.

Councilmember Preston inquired on what it would take or what was needed to propose something other than industrial development on Texas Parkway. Mr. Mueller stated the recommendations made were based on numbers and market potential that could be receptive. He added that it was up to the City Council to vote against it when an industrial development was proposed. Councilmember Preston continued to request what it would take to recommend something other than industrial warehouses. Interim Assistant Director of Development Services Thomas-Gomez noted the plan was recommending a change in approach and to expand permitted uses on the corridors thus creating a desirable environment. Ms. Darcy added the City needed to create jobs to keep the 30,000 people from leaving the City during the day. She stated job creation and lack of day time population were what contributed to the proposed recommendations and caused the market to be what it was today. Councilmember Smith inquired if during the analysis they investigated what other entities, such as like Fort Bend ISD, considered in the total mix to see what was available to us and how we were impacted. Mr. Mueller stated they did not. He added the 45-acres analysis was a quick snapshot of the City's available land within the corridor and how to accommodate its potential. Councilmember Ford stated professional type of businesses were needed in order to keep residents here as most citizens were college educated.

Mayor Pro Tem Emery moved to close the public hearing at 9:06 p.m. Councilmember Ford seconded. **MOTION PASSED UNANIMOUSLY.**

- (2) Public Hearing to receive comments for or against the proposed amendments to the City of Missouri City 2013-2017 Community Development Block Grant Consolidated Plan and the 2016 Annual Action Plan.

The public hearing opened at 9:06 p.m. Grants Coordinator Ricketts stated the public hearing was to receive comments for or against the proposed amendments to the approved 2013-2017 consolidated plan and the 2017 annual action plan.

With no public comments, Councilmember Smith moved to close the public hearing at 9:08 p.m. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

8. APPOINTMENTS

- (a) Consider appointing directors to the Board of Directors for the Missouri City Management District No. 1.

Councilmember Wyatt moved to appoint Loveless Mitchel as Director No. 5, Wilfred Green as Director No. 6, and Curtis Williams as Director No. 7 to the Missouri City Management District No. 1. Mayor Pro Tem Emery seconded. **MOTION PASSED UNANIMOUSLY.**

9. AUTHORIZATIONS

- (a) Consider authorizing the purchase of fleet vehicles.

Councilmember Wyatt moved to authorize the purchase. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing the execution of an interlocal agreement between the City of Missouri City and Fort Bend County for improvements to Knight Road.

Mayor Pro Tem Emery moved to authorize the agreement. Councilmember Wyatt seconded. **MOTION PASSED UNANIMOUSLY.**

- (c) Consider authorizing the execution of an interlocal agreement between the City of Missouri City and Fort Bend County for improvements to Independence Boulevard (Segment 2).

Councilmember Wyatt moved to authorize the agreement. Councilmember Smith seconded. **MOTION PASSED UNANIMOUSLY.**

- (d) Consider authorizing the purchase of six console replacements.

Councilmember Smith moved to authorize the purchase. Mayor Pro Tem Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (e) Consider authorizing the execution of an interlocal agreement between the City of Missouri City and Fort Bend County for the funding of improvements to Independence Boulevard (Segment 1) and Staffordshire Road.

Councilmember Smith moved to authorize the agreement. Councilmember Wyatt seconded. **MOTION PASSED UNANIMOUSLY.**

10. ORDINANCES

- (a) Consider an ordinance establishing temporary maximum speed limits and designating locations, dates and times for a school zone located within the City for summer school; providing a penalty; declaring an emergency; and consider the ordinance on the first and final reading.

Councilmember Smith moved to adopt the ordinance. Mayor Pro Tem Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider an ordinance amending the general budget for the fiscal year beginning on July 1, 2016, and ending on June 30, 2017; 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 Wyatt moved to adopt the ordinance. Mayor Pro Tem Emery seconded. **MOTION PASSED UNANIMOUSLY.**

11. RESOLUTIONS

- (a) Consider a resolution approving the submission of the grant application for an Automobile Burglary and Theft Prevention Taskforce to the Texas Department of Motor Vehicles, Automobile Burglary and Theft Prevention Authority, and containing other provisions relating thereto.

Councilmember Wyatt moved to approve the resolution. Mayor Pro Tem Emery seconded. **MOTION PASSED UNANIMOUSLY.**

12. CITY COUNCIL ANNOUNCEMENTS

Councilmember Wyatt spoke in regards to trash citations, containers, and code enforcement statements made by the public. Wyatt then requested the Trash Containers and Fences deed restrictions for the Quail Valley, El Dorado Section to be included with the meeting minutes. Councilmember Maroulis invited everyone to the Fallen Officers Memorial held on Wednesday, May 17 at 7:00 p.m.

13. ADJOURN

The regular City Council meeting adjourned at 9:29 p.m.

ATTEST:

Allen Owen, Mayor

Maria Jackson, City Secretary