

**ALLEN OWEN**  
Mayor

**JERRY WYATT**  
Councilmember at Large Position 1

**CHRIS PRESTON**  
Councilmember at Large Position 2



**YOLANDA FORD**  
Mayor Pro Tem  
Councilmember District A  
**JEFFREY L. BONEY**  
Councilmember District B  
**ANTHONY G. MAROULIS**  
Councilmember District C  
**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL MEETING AGENDA**

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Monday, November 5, 2018, at 7:00 p.m.** at: **City Hall, Council Chamber, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

### **1. ROLL CALL**

### **2. PLEDGE OF ALLEGIANCE**

### **3. PRESENTATIONS AND RECOGNITIONS**

- (a) Recognize Police Records Technician Francine Peters on her retirement and over 33 years of service with the City of Missouri City
- (b) Presentation on Stuff the Squad Car and Fire Truck, a food drive event.

### **4. PUBLIC COMMENTS**

*An opportunity for the public to address City Council on agenda items or concerns not on the agenda - those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.*

### **5. STAFF REPORTS**

- (a) City Manager announcements.

### **6. CONSENT AGENDA**

*All consent agenda items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.*

- (a) Consider approving the minutes of the special and regular City Council meetings of October 15, 2018.
- (b) Consider an ordinance authorizing the crediting of updated service credits in the Texas Municipal Retirement System for certain City of Missouri City employees who have membership in such-system; providing for increased annuities for certain City of Missouri City retirees and beneficiaries of deceased retirees; providing an effective date; and consider the ordinance on the second and final reading.
- (c) Consider accepting the quarterly investment report for the period ending on September 30, 2018.

**7. PUBLIC HEARINGS AND RELATED ACTIONS**

**(a) Zoning Public Hearings and Ordinances**

- (1) Public hearing to receive comments for or against a request for a specific use permit to allow for the location of a place of assembly on an approximate 2-acre tract of land; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the ordinance on the first of two readings. The subject site is located northwest of the Lexington Place residential subdivision and southeast of the intersection of 5th Street and Independence Boulevard.

- (b) Public Hearings and related actions** – *There are no Public Hearings and related actions on this agenda.*

**8. APPOINTMENTS** – *There are no Appointments on this agenda.*

**9. AUTHORIZATIONS**

- (a) Consider awarding contracts for 2019 employee benefits.

**10. ORDINANCES**

- (a) Consider an ordinance amending the general budget for fiscal year beginning October 1, 2018, and ending September 30, 2019; adopting new pay structures and a certification pay plan for certain non-exempt personnel, exempt personnel, certified fire personnel, and certified police personnel; providing an effective date; and consider the ordinance on the first and final reading.

**11. RESOLUTIONS**

- (a) Consider a resolution adopting the 2019 Texas Legislative Agenda for the City of Missouri City, Texas.
- (b) Consider a resolution authorizing the placement of retired K-9 Officer Hektor with his former handler, and containing other provisions related thereto.

**12. CITY COUNCIL ANNOUNCEMENTS**

*Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):*

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

**13. CLOSED EXECUTIVE SESSION**

*The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.*

**14. RECONVENE**

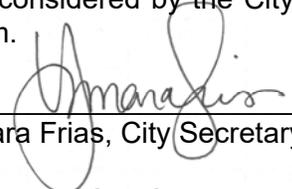
*Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.*

**15. ADJOURN**

**In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.**

**CERTIFICATION**

I certify that a copy of the November 5, 2018, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on November 2, 2018, at 4:00 p.m.

  
\_\_\_\_\_  
Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2018.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_



**Council Agenda Item  
November 5, 2018**

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. PRESENTATIONS AND RECOGNITIONS**

- (a) Recognize Police Records Technician Francine Peters on her retirement and over 33 years of service with the City of Missouri City
- (b) Presentation on Stuff the Squad Car and Fire Truck, a food drive event.

**4. PUBLIC COMMENTS**

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**5. STAFF REPORTS**

- (a) City Manager announcements.
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**JERRY WYATT**  
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**YOLANDA FORD**  
Mayor Pro Tem  
Councilmember District A

**JEFFREY L. BONEY**  
Councilmember District B

**ANTHONY G. MAROULIS**  
Councilmember District C

**FLOYD EMERY**  
Councilmember District D

## **CITY COUNCIL SPECIAL MEETING MINUTES**

The City Council of the City of Missouri City, Texas, met in special session on **Monday, October 15, 2018**, at the City Hall, Council Conference Room, 2nd Floor, behind the Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **6:00 p.m.** to consider the following:

### **1. CALL TO ORDER**

Mayor Owen called the meeting to order at 6:12 p.m.

Those also present: Councilmembers Wyatt, Preston, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Elmer, Police Chief Berezin, Director of Development Services Spriggs, Director of Communications Walker, Planning Manager Gomez, and Media Relations Specialist II Kalimkoottil. Also present: Dionne Roberts-Emegha of the United States Census Bureau and Frank Hester. Mayor Pro Tem Ford arrived at 6:32 p.m.

### **2. DISCUSSION/POSSIBLE ACTION**

(a) Discuss the 2020 US Census.

Dionne Roberts-Emegha, US Census Bureau, presented an operational overview of changes to take place for the 2020 US Census. City Council requested that each City HOA appoint one representative for the Complete Count Committee. Assistant City Manager Atkinson stated the proposed resolution on the regular agenda would be reflective of the committee change.

(b) Code Enforcement update on political signs.

Assistant City Manager Atkinson provided an update on political signs and noted the City's GIS division was to determine if signs were in the right-of-way. City Attorney Iyamu provided a right-of-way update on where political signs could be placed.

After proper notice given pursuant to the Texas Open Meetings Act, the City Council went into Closed Executive Session at 6:35 p.m.

**Texas Government Code, Section 551.071** – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the City.

At 6:45 p.m., Council reconvened into open session. No action was taken.

(c) Consider and discuss board, committee, and commission member appointments.

City Secretary Jackson discussed appointments and reappointments to the TIRZ Boards. City Council agreed to offer the following the members with the opportunity to serve another two-year term, should they wish to continue serving: TIRZ No. 1 - Eunice Reiter and Susan Soto; TIRZ No. 2 Robin Elackatt; and, TIRZ

No. 3 - Bobby Merchant, Buddy Jimerson, and Joe Workman. Councilmember Boney stated he had a candidate in mind for vacant Position 6 on the TIRZ No. 1 Board. Councilmember Emery stated he also had a candidate in mind for vacant Position 2 on the TIRZ No. 2 Board. Mayor Pro Tem Ford confirmed she would speak with Loveless Mitchell about his position on the Parks Board.

**3. ADJOURN**

The special City Council meeting adjourned at 6:56 p.m.

*ATTEST:*

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Allen Owen, Mayor

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Maria Jackson, City Secretary

ALLEN OWEN  
Mayor

JERRY WYATT  
Councilmember at Large Position 1

CHRIS PRESTON  
Councilmember at Large Position 2



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Mayor Pro Tem  
Councilmember District A  
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ANTHONY G. MAROULIS  
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, October 15, 2018**, at the City Hall, Council Chamber, 2<sup>nd</sup> 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 7:07 p.m.

Those also present: Mayor Pro Tem Ford, Councilmembers Wyatt, Preston, Boney, Maroulis, and Emery; City Attorney Iyamu and City Secretary Jackson. City Manager Snipes arrived at 7:08 p.m.

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

### 3. PRESENTATIONS AND RECOGNITIONS

Mayor Owen swore in the Mayor's Youth Commission members for the 2018-2019 school year.

### 4. PUBLIC COMMENTS

**Claude Foster**, 2547 Cartwright Road, delivered a letter to Mayor Owen and Mayor Pro Tem Ford requesting a candidate forum with Fred Taylor.

### 5. STAFF REPORTS

City Manager Snipes announced the expansion of the coverage area of the new METRO MCTX Flex route, which launched today. He announced the following upcoming events: Public Art Input Session on October 16; Family Fun Night Halloween Edition on October 19; Drug Take Back Day on October 27; Tricks & Treat in the Park on October 27; and, Stuff the Squad Car & Fire Truck on November 17. Snipes thanked and highlighted the following City employees: the Fire and Rescue Services and Police Departments for coordinating the City's National Night Out on October 2; Chief Performance Officer Weisenberger for coordinating the Customer Service Training with Sheila Coats on October 3; the Quail Valley Golf Course, City Manager's Office, and the Communications Department for the success of the 2018 Leadership Now Symposium on October 5; all City Departments for participating in the first Public Service Administration Day; the Public Works Department for partnering with the Communications Department for the Citizens University session; and, the Parks and Recreation Department for hosting the Community Park ribbon cutting and for coordinating the Annual Shrimp Boil Tennis Tournament.

### 6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of October 1, 2018.
- (b) Consider authorizing the execution of an agreement with Harris County related to election services for the November 6, 2018 general election.

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

There were no **Zoning Public Hearings and Ordinances, Public Hearings and related actions, or APPOINTMENTS.**

## 9. AUTHORIZATIONS

- (a) Consider authorizing the City Manager to negotiate and execute a contract for the construction of a skate park.

Director of Parks and Recreation Mangum provided an overview of the project and noted Evergreen Skateparks as the lowest bidder.

Councilmember Wyatt moved to authorize the negotiation and execution of a contract with Evergreen Skateparks. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing the execution of a Community Development Block Grant housing rehabilitation contract.

Councilmember Boney moved to execute a rehabilitation contract with Fort Bend Habitat with Humanity, Inc. and Santex Construction, LLC. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

## 10. ORDINANCES

- (a) Consider an ordinance authorizing the crediting of updated service credits in the Texas Municipal Retirement System for certain City of Missouri City employees who have membership in such-system; providing for increased annuities for certain City of Missouri City retirees and beneficiaries of deceased retirees; providing an effective date; and consider the ordinance on the first of two readings.

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

- (b) Consider an ordinance amending the general budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019; amending the authorized staffing for fiscal year 2019; authorizing the appropriate city officials to take steps necessary to accomplish such amendments; 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. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

## 11. RESOLUTIONS

- (a) Consider a resolution authorizing the Mayor to execute and the City Secretary to attest to the City's consent to an assignment of an Economic Development Agreement by HPC-Seefried BB, LLC, to Hou Ind 3, LLC.

Director of Economic Development Esch stated that in October of last year, City Council approved three incentive agreements to attract the development of the Best Buy distribution center to locate in Missouri City. The agreements included a tax abatement agreement for real property improvements, a tax abatement agreement for personal property, and lastly an economic development incentive agreement. The agreements were between the City of Missouri City, Best Buy and BCBP Cravens East, LP and with the requirement that if the developer and/or owner sells the property, the City must consent to the assignment of the agreements. The developer has a buyer for the project and requested an assignment of the agreements. The assignment of the agreements would change the owner, but would not change the terms of the agreement. Esch noted the City Attorney has reviewed the agreements and prepared the resolution prior to them being brought to Council for consideration. Mayor Pro Tem Ford inquired on what would happen if they leave before the tax abatement expires. Esch stated the City would collect all the taxes that have been abated.

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

- (b) Consider a resolution authorizing the Mayor to execute and the City Secretary to attest to the City's consent to an assignment of a Tax Abatement Agreement for eligible personal property by HPC-Seefried BB, LLC, to Hou Ind 3, LLC.

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

- (c) Consider a resolution authorizing the Mayor to execute and the City Secretary to attest to the City's consent to an assignment of a Tax Abatement Agreement for real property by HPC-Seefried BB, LLC, to Hou Ind 3, LLC.

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

- (d) Consider a resolution supporting the United States Census Bureau by creating a Census 2020 "Complete Count Committee" to provide the City with assistance and advice in obtaining the most accurate and complete population count in the upcoming decennial census.

Dionne Roberts-Emegha of the United States Census discussed the kick-off of the 2020 Census in Missouri City. Mayor Owen discussed the importance of participating and noting the committee would consist of one representative from each City HOA.

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

Councilmember Preston moved to approve the resolution as amended to include the HOA representatives. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (e) Consider a resolution describing the purpose of the upcoming bond election of Fort Bend Independent School District as it applies to City of Missouri City residents and encouraging its residents to vote in such election.

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

## 12. CITY COUNCIL ANNOUNCEMENTS

Councilmember Preston congratulated and recognized Hightower High School on their 20-year anniversary. He also represented the City at an airbag recall press conference. Councilmember Wyatt spoke about the success of the Shrimp Boil Tennis tournament. Councilmember Emery commended officers who attended Coffee with a Cop. Councilmember Maroulis rode along with an officer and thanked the Police Department for their service. Councilmember Boney gave kudos to citizens of Missouri City. Mayor Owen reminded Council of the upcoming Fort Bend County Mayor and Council association dinner on October 25.

## 13. ADJOURN

The regular City Council meeting adjourned at 8:08 p.m.

ATTEST:

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Allen Owen, Mayor

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Maria Jackson, City Secretary



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**November 5, 2018**

**To:** Mayor and City Council  
**Agenda Item:** 6(b) Consider an ordinance authorizing the crediting of updated service credits in the Texas Municipal Retirement System for certain City of Missouri City employees who have membership in such system; providing for increased annuities for certain City of Missouri City employees.  
**Submitted by:** Sandra Clarkson, Interim Financial Services Director

**SYNOPSIS**

As part of management’s evaluation of benefits and how the structuring of the retirement benefits may affect the costs, staff is presenting an ordinance that maintains our costs for retirement benefits at the same levels as last year. This strategy will allow us to continue to effectively evaluate our long-term plan.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Maintain a financially sound City

**BACKGROUND**

Since 2012, the City has elected the Ad Hoc TMRS structure for Updated Service Credits (USC) and Cost Of Living Adjustment (COLA) benefits. This election plays a part in calculating the benefit employees receive after retirement.

The 2011 plan design included the provision to automatically repeat these benefits without annual adoption by City Council. However, an option to annually adopt these provisions was approved by City Council in order to give us the flexibility to set our rate at an affordable level. The rate we are proposing considers the future costs associated with the Ad Hoc TMRS method and, if implemented, would gradually raise the funded ratio of the UAAL, and the unfunded ratio would decline over time.

A new regulation by the Governmental Accounting Standards Board (GASB) will require the City to present the underfunded liability incurred by electing the Ad Hoc funding method in the financial statements as a liability. In our discussions with TMRS and review of our liability status, the City is recommending opting to continue the plan that includes the Ad Hoc structure, updated Service Credits at 100% and a 70% annuity increase. The minimum contribution rate for this plan would be 8.29%. However, staff is proposing we fund the Ad Hoc plan at a rate of 10% to close the gap for any potential unfunded liability, while maintaining sufficient reserves to meet unanticipated obligations or stakeholder reserve requirements.

**BUDGET/FISCAL ANALYSIS**

Funding Source	Account Number	Project Code/Name	FY19 Funds Budgeted	FY19 Funds Available	Amount Requested
Various	Various		\$2,596,066.48	\$2,596,066.48	

The FY 2019 Budget was prepared using a 10% rate for TMRS benefits beginning January 1, 2019.

**Purchasing Review:** N/A  
**Financial/Budget Review:** Bertha P. Alexander, Budget & Financial Reporting Manager

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

**SUPPORTING MATERIALS**

1. Ordinance

**STAFF'S RECOMMENDATION**

Staff recommends the City Council adopt the Ordinance Electing Annual Updated Service Credits and COLAs and that this decision be reviewed on an annual basis. This action will not affect city employee current retirement benefits.

**Director Approval:** Sandra Clarkson, CPA, Interim Financial Services Director

**Assistant City Manager/  
City Manager Approval:** Anthony J. Snipes, City Manager

**ORDINANCE NO O-18-**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AUTHORIZING THE CREDITING OF UPDATED SERVICE CREDITS IN THE TEXAS MUNICIPAL RETIREMENT SYSTEM FOR CERTAIN CITY OF MISSOURI CITY EMPLOYEES WHO HAVE MEMBERSHIP IN SUCH SYSTEM; PROVIDING FOR INCREASED ANNUITIES FOR CERTAIN CITY OF MISSOURI CITY RETIREES AND BENEFICIARIES OF DECEASED RETIREES; PROVIDING FOR REPEAL; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR SEVERABILITY.**

\* \* \* \* \*

WHEREAS, pursuant to Section 853.403 and Section 854.203 of Subtitle G of Title 8, Government Code, as such sections may be amended, this Ordinance may not take effect unless the board of trustees of the Texas Municipal Retirement System ("System") approves this Ordinance as meeting the requirements of such sections; and

WHEREAS, the board of trustees of the System may not approve this Ordinance unless the actuary of the System first determines, and the board of trustees concurs in the determination, that all obligations charged against the City of Missouri City's account in the benefit accumulation fund, including obligations proposed in this Ordinance, can be funded by the City of Missouri City within its maximum total contribution rate and within its amortization period as in effect on the effective date of this Ordinance; and

WHEREAS, the City Council of the City of Missouri City has determined that the adoption of this ordinance is in the best interest of the City of Missouri City; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the facts and recitations set forth in the preamble of this Ordinance are hereby declared true and correct.

Section 2. Updated Service Credits.

(a) Pursuant to Section 853.401 through 853.403 of Subtitle G of Title 8, Government Code, as such sections may be amended, the City of Missouri City hereby authorizes each member of the System who has current service credit or prior service credit in the System in force and effect on the first day of January of the calendar year preceding the effective date of this Ordinance by reason of service in the employment of the City of Missouri City, and on such date has at least 36 months of credited service with the System, to receive updated service credit in an amount that is 100 percent (100%) of the base updated service credit of the member. Base updated service credit and updated service credit shall be determined by the System pursuant to Section 853.402 of Subtitle G of Title 8, Government Code, as section may be

amended. The updated service credit hereby authorized shall replace any updated service credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(b) Pursuant to Section 853.601 of Subtitle G of Title 8, Government Code, as such section may be amended, any member of the System who is eligible for updated service credits on the basis of service with the City of Missouri City, and who has unforfeited credit for prior service or current service with another participating municipality or municipalities by reason of previous employment and was a contributing member on the first day of January of the calendar year preceding the effective date of this Ordinance, shall be credited in the System with updated service credits calculated in accordance with and subject to adjustment as set forth in Section 853.601 of Subtitle G of Title 8, Government Code, as such section may be amended.

Section 3. Increase in Retirement Annuities.

(a) Pursuant to Section 854.203 of Subtitle G of Title 8, Government Code, as such section may be amended, the City of Missouri City authorizes and provides for increased annuities to be paid by the System to retirees and beneficiaries of deceased retirees of the City of Missouri City under current service annuities and prior service annuities. An annuity increased pursuant to this Ordinance replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of annuity increase authorized by this Ordinance is computed as the sum of the prior and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by seventy percent (70%) of the percentage change in the Consumer Price Index for All Urban Consumers, published by the Bureau of Labor Statistics of the United States Department of Labor, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of this Ordinance.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation pursuant to Section 3(b) of this Ordinance does not result in an increase in the amount of an annuity, the amount of the annuity shall not be changed by this Ordinance.

(e) The amount by which an increase under this Ordinance exceeds all previously granted increases to an annuitant is payable as a prior service annuity, is an obligation of the City of Missouri City's account in the benefit accumulation fund of the System, and is subject to reduction by the System at any time pursuant to Section 855.308(f) of Subtitle G of Title 8, Government Code, as such sections may be amended.

Section 4. *Repeal.* All ordinances or parts of ordinances in conflict

herewith shall be and are hereby repealed only to the extent of such conflict.

Section 5. *Effective Date.* Subject to approval by the Board of Trustees of Texas Municipal Retirement System, the updated service credits and increased annuities shall become effective January 1, 2019.

Section 6. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof, other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED AND APPROVED on first reading this 15<sup>th</sup> day of October, 2018.

PASSED AND APPROVED and ADOPTED on second and final reading this 5<sup>th</sup> day of November, 2018.

\_\_\_\_\_  
Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

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E. Joyce Iyamu, City Attorney



## CITY COUNCIL AGENDA ITEM COVER MEMO

November 5, 2018

**To:** Mayor and City Council  
**Agenda Item:** 6(c) Review and acceptance of the Quarterly Investment Report for the Quarter Ended on September 30, 2018  
**Submitted by:** Finance and Services Committee,  
Wanja Thomas, Financial Analyst

### SYNOPSIS

The city's investment policy states that a quarterly investment report shall be submitted and reviewed by the Finance and Services Committee. The report is a summary that provides an analysis of the status of the current investment portfolio and transactions made over the last quarter. The quarterly reports are to be presented to Council for review and acceptance.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City

### BACKGROUND

The Quarterly Investment Report for the quarter ending on September 30, 2018.

A few items to note about the September 2018 report is that the portfolio ended the quarter with a yield of 2.18% as compared to the prior quarter yield of 2.09%. The ending portfolio market balance is \$81.9 million as compared to the last quarter's balance of over \$83.8 million. This decrease in balance is due to an increase in cash flow to cover our operating expenses.

### BUDGET/FISCAL ANALYSIS

Investment activities are expected to yield an amount of interest equal to our projected amount.

**Purchasing Review:** N/A  
**Financial/Budget Review:** Sandra Clarkson CPA

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

### SUPPORTING MATERIALS

1. Quarterly Investment Report for quarter ended on September 30, 2018.

### STAFF'S RECOMMENDATION

Accept the Quarterly Investment Reports for the quarter ended on September 30, 2018.

**Director Approval: Sandra Clarkson CPA, Interim Director of Financial Services**

**Assistant City Manager/  
City Manager Approval:**

**Anthony J. Snipes, City Manager**



## QUARTERLY INVESTMENT REPORT

**For the Quarter Ended  
September 30, 2018**

**Prepared by  
Valley View Consulting, L.L.C.**

The investment portfolio of Missouri City is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

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Sandra Clarkson  
Interim Financial Services Director

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Bill Atkinson  
Assistant City Manager

**Disclaimer:** These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

## Year End Conversion - Comparison of Portfolio Performance

### FYE Results by Investment Category:

Asset Type	June 30, 2017			September 30, 2018		
	Ave. Yield	Book Value	Market Value	Ave. Yield	Book Value	Market Value
Demand Accounts	0.05%	\$ 4,849,839	\$ 4,849,839	0.00%	\$ 5,253,742	\$ 5,253,742
Pools/MMA/NOW	1.13%	54,935,221	54,935,221	2.24%	28,868,155	28,868,155
Securities/CDS	2.73%	23,487,436	23,754,169	2.38%	47,803,533	47,817,315
<b>Totals</b>		<b>\$ 83,272,495</b>	<b>\$ 83,539,229</b>		<b>\$ 81,925,431</b>	<b>\$ 81,939,213</b>
Fourth Quarter-End Yield	<b>1.52%</b>			2.18%		

### Average Quarter-End Yields (1):

	2017 Fiscal Year	2018 Fiscal Year
Missouri City	1.46%	2.18%
Rolling Three Month Treasury	0.56%	2.08%
Rolling Six Month Treasury	0.61%	2.15%
TexPool	0.59%	2.00%
<b>Fiscal YTD Interest Earnings</b>	<b>\$ 1,104,978</b>	<b>\$ 2,096,743</b>

(1) Average Quarterly Yield calculated using quarter-end report average yield and adjusted book value.

## Year End Conversion Period

### Results by Investment Category:

Asset Type	June 30, 2018		September 30, 2018		
	Book Value	Market Value	Book Value	Market Value	Ave. Yield
Demand Accounts	\$ 7,393,411	\$ 7,393,411	\$ 5,253,742	\$ 5,253,742	0.00%
Pools/MMA/NOW/MMF	25,937,371	25,937,371	28,868,155	28,868,155	2.24%
Securities/CDS	50,537,549	50,554,936	47,803,533	47,817,315	2.38%
<b>Totals</b>	<b>\$ 83,868,331</b>	<b>\$ 83,885,717</b>	<b>\$ 81,925,431</b>	<b>\$ 81,939,213</b>	

#### Quarter End Average Yield (1)

Total Portfolio	2.18%
Rolling Three Mo. Treas. Yield	2.08%
Rolling Six Mo. Treas. Yield	2.15%

#### Fiscal Year-to-Date Average Yield (2)

Total Portfolio	2.18%
Rolling Three Mo. Treas. Yield	2.08%
Rolling Six Mo. Treas. Yield	2.15%
Quarterly TexPool Yield	2.00%

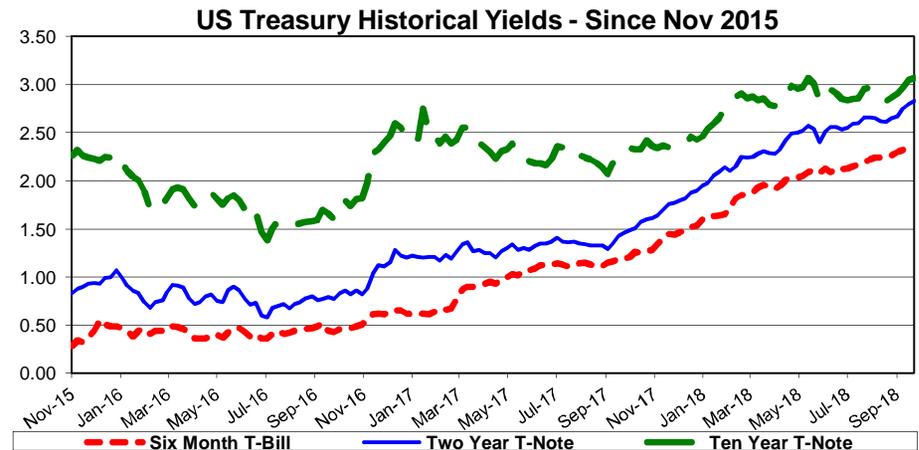
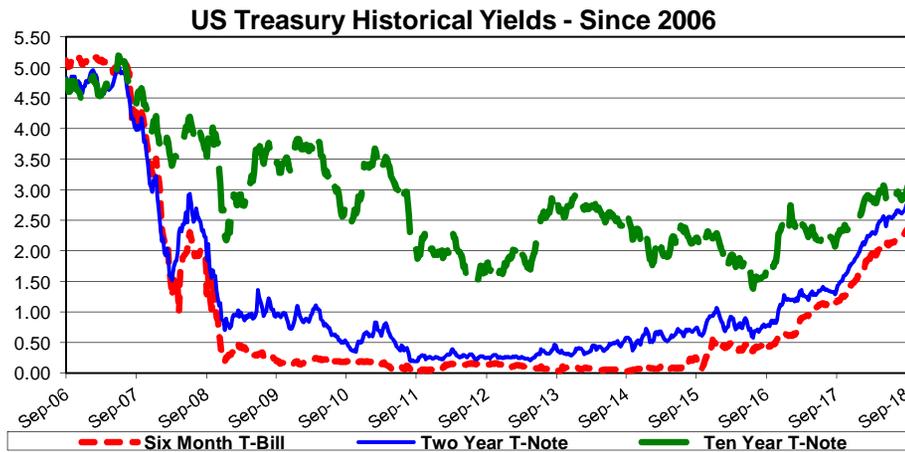
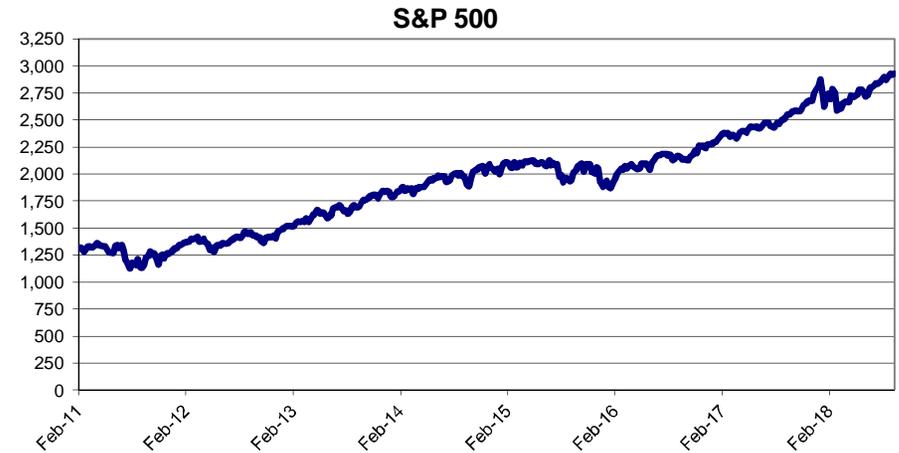
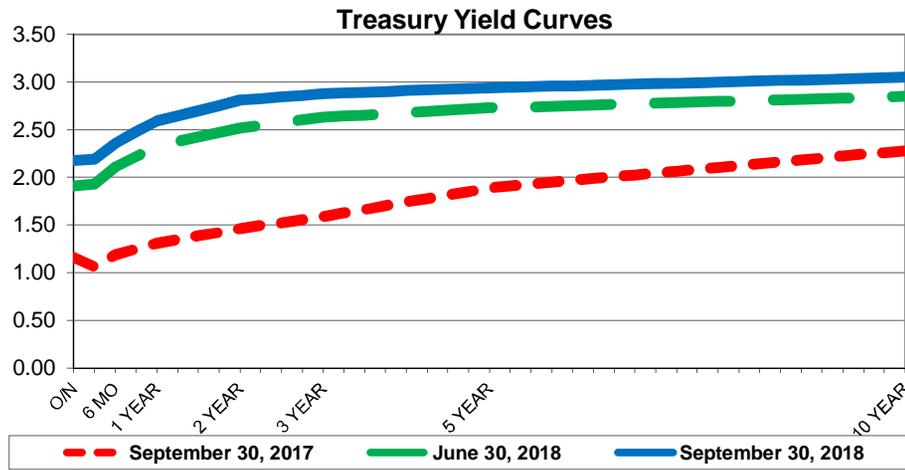
#### Interest Earnings

Quarterly Interest Income	\$ 463,791	Approximate
Year-to-date Interest Income	\$ 2,096,743	Approximate

(1) Average Yield calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

(2) Fiscal Year-to-Date Average Yields calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

The Federal Open Market Committee (FOMC) increased the Fed Funds target range to 2.00% - 2.25% (Effective Fed Funds are trading +/-2.18%). Additional range increases are still projected for Dec 2018 and 2019. Gradual FRB portfolio reduction continues by limiting reinvestment of maturing holdings. Second Quarter grew 4.2% (final estimate). Employment/ Unemployment continues to strong levels. WTI Crude oil increased above +/- \$70. The Stock Markets reached new highs. Consumer Confidence is strong. Personal Income is improving. The flattening yield curve may or may not impact long range FOMC actions.



## Investment Holdings by Portfolio

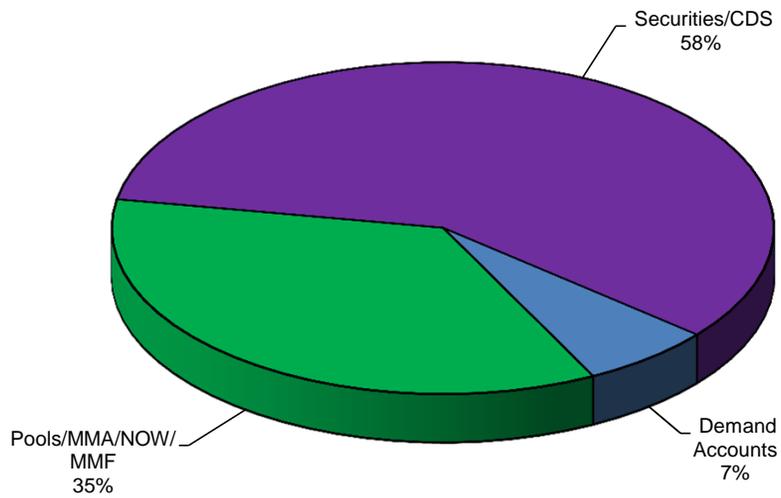
September 30, 2018

Pooled Funds Portfolio	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Face Amount/ Par Value	Book Value	Market Price	Market Value	Life	Yield
Wells Fargo Bank Cash		0.00%	10/01/18	09/30/18	\$ 5,253,742	\$ 5,253,742	1.00	\$ 5,253,742	1	0.00%
NexBank MMA		2.22%	10/01/18	09/30/18	5,068,352	5,068,352	1.00	5,068,352	1	2.22%
Wells Fargo Bank MMF	AAAm	1.95%	10/01/18	09/30/18	43,534	43,534	1.00	43,534	1	1.95%
Texas Class	AAAm	2.26%	10/01/18	09/30/18	18,638,488	18,638,488	1.00	18,638,488	1	2.26%
TexPool	AAAm	2.00%	10/01/18	09/30/18	203,426	203,426	1.00	203,426	1	2.00%
LOGIC	AAAm	2.21%	10/01/18	09/30/18	4,914,355	4,914,355	1.00	4,914,355	1	2.21%
East West Bank CD		1.85%	11/01/18	01/23/18	5,064,014	5,064,014	100.00	5,064,014	32	1.85%
Lubbock National Bank CD		1.50%	12/03/18	10/03/17	5,069,268	5,069,268	100.00	5,069,268	64	1.50%
East West Bank CD		1.90%	12/03/18	01/23/18	5,065,756	5,065,756	100.00	5,065,756	64	1.90%
Peoria SD Muni	AA	5.25%	01/01/19	05/12/15	500,000	504,267	100.60	503,000	93	1.75%
TX ST Pub Fin Auth Muni	AA+	2.00%	02/01/19	09/29/17	480,000	480,715	99.84	479,237	124	1.55%
Columbus Fin TX Muni	AA-	4.90%	02/15/19	05/04/15	1,360,000	1,374,692	100.70	1,369,479	138	1.90%
Texas State Muni	Aa2/AA	2.04%	03/15/19	03/18/15	900,000	901,339	99.72	897,435	166	1.70%
LegacyTexas Bank CD		1.65%	06/03/19	08/14/17	6,108,300	6,108,300	100.00	6,108,300	246	1.65%
East West Bank CD		2.53%	07/01/19	05/21/18	5,046,306	5,046,306	100.00	5,046,306	274	2.53%
East West Bank CD		2.60%	09/03/19	05/21/18	5,047,042	5,047,042	100.00	5,047,042	338	2.60%
WV HSG Muni	Aaa/AAA	3.22%	11/01/19	08/17/15	1,000,000	1,015,387	99.65	996,480	397	1.75%
LegacyTexas Bank CD		2.75%	12/02/19	06/01/18	2,013,895	2,013,895	100.00	2,013,895	428	2.75%
LegacyTexas Bank CD		2.82%	02/03/20	06/01/18	3,021,374	3,021,374	100.00	3,021,374	491	2.82%
Cleveland Tax Revenue Muni	A1/AA+	2.30%	10/01/20	04/09/15	1,610,000	1,610,000	97.50	1,569,702	732	2.30%
Port of Corpus Christi Muni	Aa3/A+	2.61%	12/01/20	05/27/15	635,000	638,750	99.34	630,777	793	2.32%
<b>Pooled Funds Portfolio - Sub Total</b>					<b>\$ 77,042,852</b>	<b>\$ 77,083,001</b>		<b>\$ 77,003,962</b>	<b>134</b>	<b>2.00%</b>
									<b>Days</b>	
<b>Mortgage Portfolio</b>										
FNMA MBS 4X6	Aaa/AA+	6.00%	12/01/20	09/20/10	24,297	24,667	101.28	24,607	793	5.10%
FHLMC MBS G92	Aaa/AA+	6.00%	06/01/22	10/18/10	1,110,932	1,149,524	103.36	1,148,312	1,340	4.77%
GNMA MBS MY1	Aaa/AA+	6.00%	07/15/22	04/16/09	420,198	428,317	103.16	433,462	1,384	5.29%
FNMA MBS MT7	Aaa/AA+	6.00%	06/01/36	06/13/11	462,132	492,591	110.16	509,080	6,454	5.33%
FNMA MBS SS5	Aaa/AA+	6.00%	12/01/36	06/13/11	999,125	1,084,665	110.17	1,100,776	6,637	5.15%
FNMA MBS GP3	Aaa/AA+	6.00%	03/01/37	06/13/11	1,205,405	1,309,009	110.13	1,327,548	6,727	5.14%
FHLMC MBS WA4	Aaa/AA+	6.00%	02/01/38	03/12/12	353,656	353,656	110.69	391,464	7,064	5.19%
<b>Mortgage Portfolio - Sub Total</b>					<b>\$ 4,575,745</b>	<b>\$ 4,842,429</b>		<b>\$ 4,935,250</b>	<b>13</b>	<b>5.09%</b>
									<b>Years</b>	
<b>Total Portfolio</b>					<b>\$ 81,618,598</b>	<b>\$ 81,925,431</b>		<b>\$ 81,939,213</b>	<b>417</b>	<b>2.18%</b>
									<b>1.1</b>	
									<b>(Years)</b>	
									<b>(1) (2)</b>	

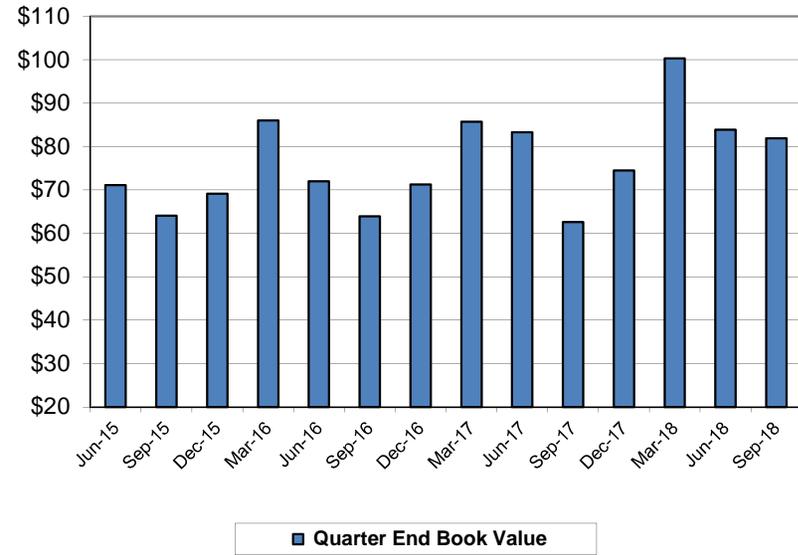
(1) **Weighted average life** - For purposes of calculating weighted average life, bank accounts, pools and money market funds are assumed to have an one day maturity. MBS securities adjusted for minimum anticipated principal amortization.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank accounts, pools, and money market funds.

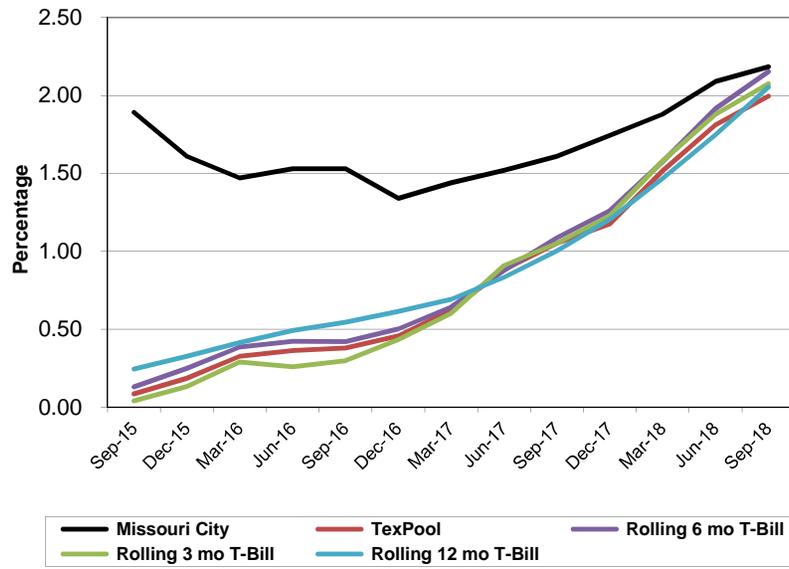
**Portfolio Composition**



**Total Portfolio (Millions)**



**Total Portfolio Performance**



## Book Value Comparison

Description	Coupon/ Discount	Maturity Date	June 30, 2018				September 30, 2018			
			Face Amount/ Par Value	Book Value	Purchases/ Adjustments	Sales/Adjust/ Call/Maturity	Face Amount/ Par Value	Book Value		
Wells Fargo Bank Cash	0.00%	10/01/18	\$ 7,393,411	\$ 7,393,411	\$ -	\$ (2,139,669)	\$ 5,253,742	\$ 5,253,742		
Wells Fargo Bank MMF	1.95%	10/01/18	6,727	6,727	36,807		43,534	43,534		
NexBank MMA	2.22%	10/01/18	5,040,687	5,040,687	27,665		5,068,352	5,068,352		
Texas Class	2.26%	10/01/18	18,795,907	18,795,907		(157,419)	18,638,488	18,638,488		
TexPool	2.00%	10/01/18	202,437	202,437	989		203,426	203,426		
LOGIC	2.21%	10/01/18	1,891,612	1,891,612	3,022,743		4,914,355	4,914,355		
FL Hurr. Catastrophe Muni	2.11%	07/01/18	2,500,000	2,500,032		(2,500,032)	-	-		
East West Bank CD	1.85%	11/01/18	5,040,456	5,040,456	23,558		5,064,014	5,064,014		
Lubbock National Bank CD	1.50%	12/03/18	5,050,150	5,050,150	19,118		5,069,268	5,069,268		
East West Bank CD	1.90%	12/03/18	5,041,554	5,041,554	24,201		5,065,756	5,065,756		
Peoria SD Muni	5.25%	01/01/19	500,000	508,487		(4,220)	500,000	504,267		
TX ST Pub Fin Auth Muni	2.00%	02/01/19	480,000	481,246		(531)	480,000	480,715		
Columbus Fin TX Muni	4.90%	02/15/19	1,360,000	1,384,487		(9,795)	1,360,000	1,374,692		
Texas State Muni	2.04%	03/15/19	900,000	902,070		(731)	900,000	901,339		
LegacyTexas Bank CD	1.65%	06/03/19	6,082,967	6,082,967	25,334		6,108,300	6,108,300		
East West Bank CD	2.53%	07/01/19	5,010,744	5,010,744	35,562		5,046,306	5,046,306		
East West Bank CD	2.60%	09/03/19	5,011,041	5,011,041	36,000		5,047,042	5,047,042		
WV HSG Muni	3.22%	11/01/19	1,000,000	1,018,929		(3,542)	1,000,000	1,015,387		
LegacyTexas Bank CD	2.75%	12/02/19	2,004,521	2,004,521	9,375		2,013,895	2,013,895		
LegacyTexas Bank CD	2.82%	02/03/20	3,006,953	3,006,953	14,421		3,021,374	3,021,374		
Cleveland Tax Revenue Muni	2.30%	10/01/20	1,610,000	1,610,000			1,610,000	1,610,000		
FNMA MBS 4X6	6.00%	12/01/20	34,675	35,264		(10,597)	24,297	24,667		
Port of Corpus Christi Muni	2.61%	12/01/20	635,000	639,182		(432)	635,000	638,750		
FHLMC MBS G92	6.00%	06/01/22	1,253,062	1,299,557		(150,033)	1,110,932	1,149,524		
GNMA MBS MY1	6.00%	07/15/22	466,689	476,300		(47,984)	420,198	428,317		
FNMA MBS MT7	6.00%	06/01/36	483,618	515,945		(23,354)	462,132	492,591		
FNMA MBS SS5	6.00%	12/01/36	1,062,505	1,154,724		(70,059)	999,125	1,084,665		
FNMA MBS GP3	6.00%	03/01/37	1,289,017	1,401,311		(92,302)	1,205,405	1,309,009		
FHLMC MBS WA4	6.00%	02/01/38	361,631	361,631		(7,975)	353,656	353,656		
<b>TOTAL</b>			<b>\$ 83,515,366</b>	<b>\$ 83,868,331</b>	<b>\$ 3,275,773</b>	<b>\$ (5,218,673)</b>	<b>\$ 81,618,598</b>	<b>\$ 81,925,431</b>		

## Market Value Comparison

Description	Coupon/ Discount	Maturity Date	June 30, 2018		Qtr to Qtr Change	September 30, 2018	
			Face Amount/ Par Value			Face Amount/ Par Value	Market Value
			Par Value	Market Value		Par Value	Market Value
Wells Fargo Bank Cash	0.00%	10/01/18	\$ 7,393,411	\$ 7,393,411	\$ (2,139,669)	\$ 5,253,742	\$ 5,253,742
Wells Fargo Bank MMF	1.95%	10/01/18	6,727	6,727	36,807	43,534	43,534
NexBank MMA	2.22%	10/01/18	5,040,687	5,040,687	27,665	5,068,352	5,068,352
Texas Class	2.26%	10/01/18	18,795,907	18,795,907	(157,419)	18,638,488	18,638,488
TexPool	2.00%	10/01/18	202,437	202,437	989	203,426	203,426
LOGIC	2.21%	10/01/18	1,891,612	1,891,612	3,022,743	4,914,355	4,914,355
FL Hurr. Catastrophe Muni	2.11%	07/01/18	2,500,000	2,500,000	(2,500,000)	—	—
East West Bank CD	1.85%	11/01/18	5,040,456	5,040,456	23,558	5,064,014	5,064,014
Lubbock National Bank CD	1.50%	12/03/18	5,050,150	5,050,150	19,118	5,069,268	5,069,268
East West Bank CD	1.90%	12/03/18	5,041,554	5,041,554	24,201	5,065,756	5,065,756
Peoria SD Muni	5.25%	01/01/19	500,000	505,790	(2,790)	500,000	503,000
TX ST Pub Fin Auth Muni	2.00%	02/01/19	480,000	478,949	288	480,000	479,237
Columbus Fin TX Muni	4.90%	02/15/19	1,360,000	1,376,687	(7,208)	1,360,000	1,369,479
Texas State Muni	2.04%	03/15/19	900,000	896,760	675	900,000	897,435
LegacyTexas Bank CD	1.65%	06/03/19	6,082,967	6,082,967	25,334	6,108,300	6,108,300
East West Bank CD	2.53%	07/01/19	5,010,744	5,010,744	35,562	5,046,306	5,046,306
East West Bank CD	2.60%	09/03/19	5,011,041	5,011,041	36,000	5,047,042	5,047,042
WV HSG Muni	3.22%	11/01/19	1,000,000	998,900	(2,420)	1,000,000	996,480
LegacyTexas Bank CD	2.75%	12/02/19	2,004,521	2,004,521	9,375	2,013,895	2,013,895
LegacyTexas Bank CD	2.82%	02/03/20	3,006,953	3,006,953	14,421	3,021,374	3,021,374
Cleveland Tax Revenue Muni	2.30%	10/01/20	1,610,000	1,573,356	(3,655)	1,610,000	1,569,702
FNMA MBS 4X6	6.00%	12/01/20	34,675	35,291	(10,684)	24,297	24,607
Port of Corpus Christi Muni	2.61%	12/01/20	635,000	630,638	140	635,000	630,777
FHLMC MBS G92	6.00%	06/01/22	1,253,062	1,304,225	(155,913)	1,110,932	1,148,312
GNMA MBS MY1	6.00%	07/15/22	466,689	483,507	(50,045)	420,198	433,462
FNMA MBS MT7	6.00%	06/01/36	483,618	532,340	(23,260)	462,132	509,080
FNMA MBS SS5	6.00%	12/01/36	1,062,505	1,171,012	(70,235)	999,125	1,100,776
FNMA MBS GP3	6.00%	03/01/37	1,289,017	1,421,345	(93,797)	1,205,405	1,327,548
FHLMC MBS WA4	6.00%	02/01/38	361,631	397,750	(6,286)	353,656	391,464
<b>TOTAL</b>			<b>\$ 83,515,366</b>	<b>\$ 83,885,717</b>	<b>\$ (1,946,505)</b>	<b>\$ 81,618,598</b>	<b>\$ 81,939,213</b>



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**November 5, 2018**

**To:** Mayor and City Council  
**Agenda Item:** 7(a)(1) Abounding Love Development - Specific Use Permit  
**Submitted by:** Jennifer Thomas Gomez, AICP, Planning Manager

**SYNOPSIS**

This is the first of two readings of an ordinance for a SUP, Specific Use Permit to allow for the location of a place of assembly on an approximate 2-acre tract of land, and to the extent, such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

The subject site is located northwest of the Lexington Place residential subdivision and southeast of the intersection of 5<sup>th</sup> Street and Independence Boulevard.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Have quality development through buildout

**BACKGROUND**

The applicant seeks a SUP, Specific Use Permit to locate a place of assembly on the subject property. The proposed place of assembly is the Abounding Love Christian Center. The development plan includes the construction of one, single story 14,780 square foot facility. The facility will include a sanctuary with occupancy for approximately 300 people. An outdoor children’s recreational area and associated development site work are also proposed.

Staff recommended approval and the Planning and Zoning Commission forwards a positive recommendation.

**BUDGET ANALYSIS**

Funding Source	Account Number	Project Code/Name	FY__ Funds Budgeted	FY__ Funds Available	Amount Requested
N/A					

**Purchasing Review:** N/A  
**Financial/Budget Review:** N/A

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.



**ORDINANCE NO. O-18-\_\_**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, GRANTING A SPECIFIC USE PERMIT AUTHORIZING THE USE OF A 2-ACRE TRACT OF LAND IN THE CITY OF MISSOURI CITY AS A SPECIFIC USE: PLACES OF ASSEMBLY; PROVIDING LIMITATIONS, RESTRICTIONS, AND CONDITIONS ON SUCH SPECIFIC USE; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

\* \* \* \* \*

WHEREAS, Blossom Development, Inc., is the owner of a 2-acre tract of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, the Property presently has a zoning classification of LC-2, local restricted retail district and LC-3, retail district under Ordinance No. O-95-45, adopted on November 20, 1995; and

WHEREAS, the owner's agent, Osagie John Okpamen, of Alpha Ministries International, Inc., has made application to the City of Missouri City for a specific use permit authorizing the use of the Property as a Specific Use-Places of Assembly; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such proposed specific use permit; and

WHEREAS, the City of Missouri City Planning and Zoning Commission has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested specific use permit; now therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:**

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request to grant a Specific Use Permit-Places of Assembly, and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The Property is more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes, and is depicted in Exhibit "A-1," attached hereto and

made a part hereof for reference purposes only. In the event Exhibit "A-1" conflicts with Exhibit "A," Exhibit "A" shall prevail.

Section 4. The specific use of the Property authorized and permitted by this Ordinance is Places of Assembly.

Section 5. The specific use authorized and permitted by this Ordinance shall be developed in accordance with the Missouri City Code and the City of Missouri City Zoning Ordinance, specifically all regulations that apply to LC-2, local retail district, and shall be developed subject to the following limitations, restrictions, and conditions:

**I. Use Permitted.** The following specific use shall be permitted:

Places of Assembly

**II. Architectural Design Standards.** Except as provided herein, the requirements of Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance shall apply.

1. Accent elements may include painted plaster and wood formed concrete, provided that the Director of Development Services or his designee determines, in his sole discretion, that such materials are superior in construction and warranty to masonry materials after samples and specifications of such materials are provided for review and consideration.

Section 6. The Zoning District Map of the City of Missouri City shall be revised and amended to show the specific use permitted on the Property as granted by this Ordinance with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, Texas, save and except the change granted by this Ordinance authorizing the Specific Use-Places of Assembly, and the imposition of the limitations, restrictions, and conditions contained herein.

Section 8. *Comprehensive plan deviation.* To the extent this Ordinance represents any deviation from the Future Land Use and Character map of the City of Missouri City Comprehensive Plan, such map is hereby amended to conform with this Ordinance.

Section 9. *Repeal.* Any ordinance or any part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 10. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any of the provisions of this Zoning Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof,

shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this Zoning Ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 11. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

PASSED, APPROVED and ADOPTED on second and final reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
E. Joyce Iyamu, City Attorney

FIELD NOTE DESCRIPTION OF 2.0006 ACRES (87,146 SQUARE FEET) OF LAND SITUATED IN THE WILLIAM T. NEAL SURVEY, ABSTRACT NO. 64, FORT BEND COUNTY, TEXAS, AND BEING OUT OF THE RESIDUE OF THAT CERTAIN CALLED 68.88 ACRE TRACT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 9747544 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 2.0006 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (ALL BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83);

COMMENCING at 5/8 inch iron rod with cap found in the Southeasterly right-of-way line of 5th Street (width varies) for the Northeasterly corner of that certain called 0.421 acre tract dedicated for the widening of 5th Street as recorded under F.B.C.C.F. No. 9639383 and in the Southwesterly line of that certain called 14.313 acre tract recorded under F.B.C.C.F. No. 2000068851;

THENCE, South 33°58'35" East, along the Southwesterly line of said called 14.313 acre tract, a distance of 304.04 feet to a 5/8 inch iron rod with cap found for the Northerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 33°58'35" East, continuing along the Southwesterly line of said called 14.313 acre tract, a distance of 234.30 feet to a 5/8 inch iron rod with cap found for the Easterly corner of the herein described tract;

THENCE, South 38°33'14" West, across the said called 68.88 acre tract, a distance of 395.99 feet to a 5/8 inch iron rod with cap found in the Northeasterly right-of-way line of Independence Blvd. (100 feet wide) for the Southerly corner of the herein described tract, said iron rod falling in the arc of a curve to the Left;

THENCE, in a Northwesterly direction, along the Northeasterly right-of-way line of Independence Blvd., with said curve to the Left, having a radius of 1250.00, a central angle of 10°36'22", an arc length of 231.39 feet and a chord bearing and distance of N 34°05'31" W, 231.06 feet to a 5/8 inch iron rod with cap found for the Westerly corner of the herein described tract;

THENCE, North 38°07'41" East, across the said called 68.88 acre tract, a distance of 397.42 feet to the POINT OF BEGINNING and containing 2.0006 acres (87,146 square feet) of land, more or less.

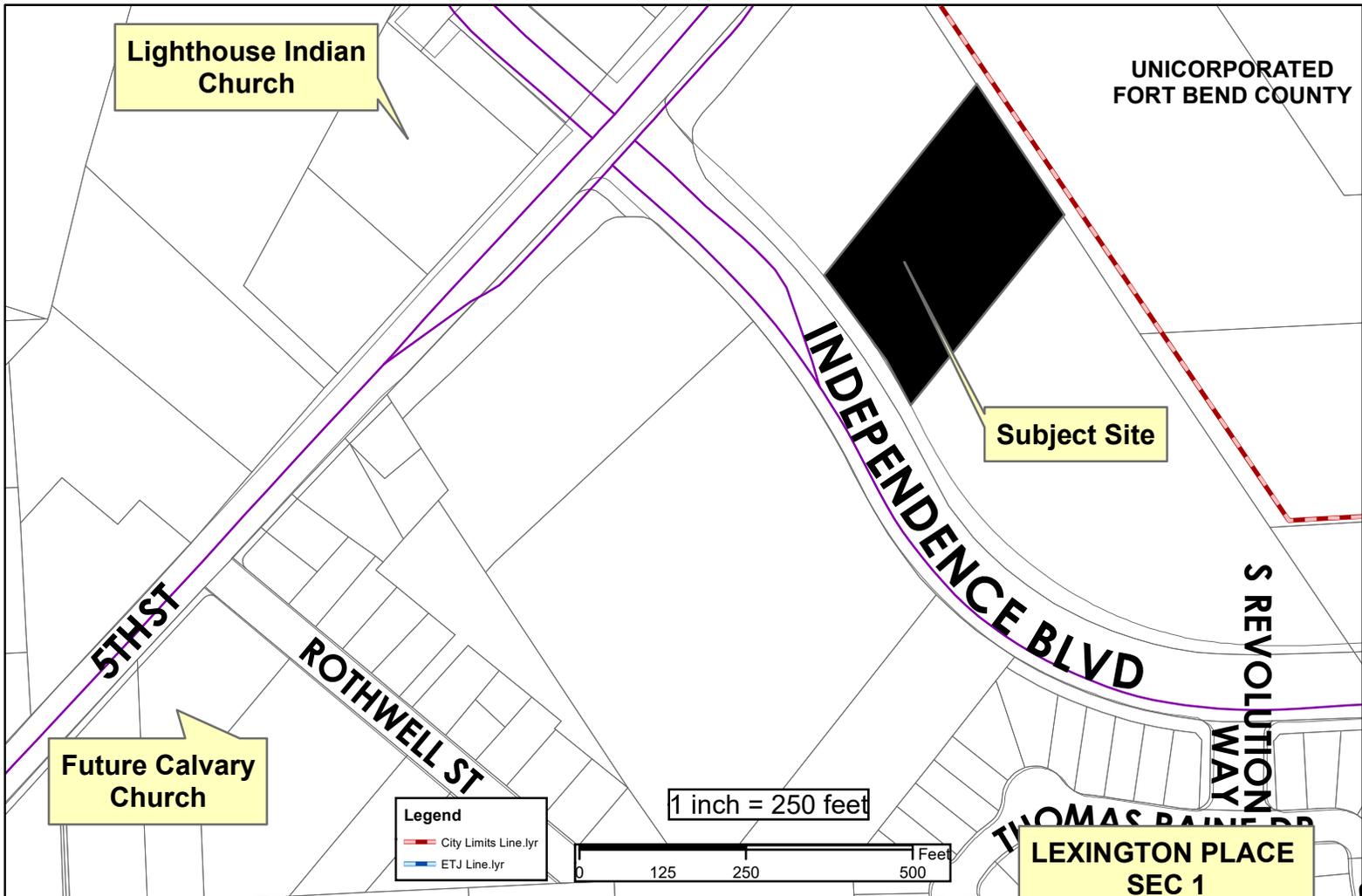
CENTURY ENGINEERING, INC.  
Dated this 12th day of September, 2018



Bernerd F. Johnson  
Registered Professional Land Surveyor No. 4314

CEI JOB NO. 18087-00.00  
(QW23) sv 18087A.T







**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**CITY OF MISSOURI CITY, TEXAS**  
October 10, 2018

**1. CALL TO ORDER**

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was call to order by Vice Chairman Haney, at 7:00 PM.

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Tim Haney  
Hugh Brightwell  
John O'Malley  
Reginald Pearson  
Douglas Parker  
James G. Norcom III  
Courtney Johnson Rose

**Commissioners Absent:** Ramesh Anand

**Councilmembers Present:** None

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
Jamilah Way, First Assistant City Attorney  
James Santangelo, Assistant City Attorney  
Jennifer Hobbs, Assistant City Engineer  
Thomas White, Planner II  
Mason Garcia, Planner I  
Egima Brown, Planning Technician

**Others Present:**

Debra James, Addie Johnson, Jacob Burgus /TBG, Roco Anters, Jonathan Martinez, Saeed Gaddi, Gemma Almuete, Ludivina Campos, Ivy Miraflor, Joseph Micalor, Ashleigh Jefferson, Sorawit Benz Srilamsingha, Hillary L. McAdams, James Harris, Dan Elkins / Kimley Horn, Donna Barnes, Jesus Gomez, Taylor Palmer, Janncenn Serrano, John Davis, Courtney Penry, Pamela Zackory, Rebecca Lievano, Miriah Crusca, Greg Black, Cally Serrano, Michael Gholston, Pernel

Washington, Ramona C. Williams, Sherry & Sarah Walker, Vandervoort, Kathleen Jacobs, William L. Jacobs Jr., Jim Klimek, Carissa Serrano, Calirose Serrano, Steve & Kathy Hawkins, Kharla Sowell, Kim Gies, Keith Derington, Osagie John Okpamen, Mary Ann Cadiente, Hal Moyer / Landpoint, Chad Laughlin, Jennifer Shick, David Beck

## **7. ZONING MAP AMENDMENTS**

### **A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT AMENDMENT**

- (1) To receive comments for or against a request by Osagie John Okpamen for a SUP, Specific Use Permit to allow for the location to a place of assembly on an approximate 2 acre tract of land, and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

Otis Spriggs presented this item. Mr. Spriggs informed that the presented item is a request for a place of assembly. The property is located at Independence Boulevard and Fifth Street on the north side of Independence at the intersection. The request is for a Place of Assembly for the purpose of a worship center. The building is proposed to be a measurement of 14,780 square foot. The site will also include a child play area. The property was annexed to the City in 1959. In 1981 the property was zoned R-4, patio-cluster residential district. As a correction in the staff report, in November of 1995, the property was zoned LC-3 with a portion zoned as LC-2, splitting the property on the track. The applicant is requesting a SUP, Specific Use Permit, which is standard per the City's zoning code.

Mr. Spriggs informed that staff had an opportunity to way the proposal against the Future Land Use Plan for the area being Auto-Oriented Character District. Staff recommends approval of the Place of Assembly based on the area being in accordance of the requirements of the LC-2 standards, which are the retail district. The staff report consist of minor deviations that will be discussed.

Mr. Spriggs informed that for the architectural standards, the applicant submitted graphics and materials for the particular as it relates to the architectural design standards. The architectural design standards recommends the one hundred percent masonry materials. Clarification from the applicant would be received on all of the deviations. In the proposal is an emblem of a cross, as customary on a lot of churches,. The cross will be reviewed by the signage code. The details are provided in the graphics submitted. The cross is a prefinished metal type of material.

Mr. Spriggs presents graphics of the church elevations.

Mr. Spriggs informed that there are material recommendations under the architectural design section. Additional clarification will be needed for the material referred to as "wood formed concrete". The applicant had architectural descriptions of the material. Some level of stucco and EIFS. As an alternative, stucco and EIFS would be the material of choice after the consideration of the new material being introduced to bring about the character that is being promoted.

Mr. Spriggs informed that the terms of the standards for the site plan, parking lot arrangement and landscape, they would fall under the requirements of the LC-2 district. It will be incorporated into any recommended approval that will go before Council as an ordinance. There is a plaster being proposed to be white and is a wood formed concrete. A pitched roof element. The design will be complimented with the brick material. Staff recommends that the applicant clarifies if the plaster refers to stucco and EIFS on the façade materials, which is a standard material. The additional reference to the wood formed

concrete needs to be clarified. The applicant would need to prove that the materials are superior and the warranty of the material would stand the test of time.

Mr. Spriggs informed that for the signage requirements, the actual element cannot project above the roof line.

Mr. Spriggs informed that the other recommendation would have to be adhered to, which are the approval recommendations by staff.

Chair Sonya Brown-Marshall asked if the applicant had discussed the recommendations with staff.

Mr. Spriggs informed that there was a brief meeting with the applicant after the staff report. Mr. Spriggs informed the applicant that the cross element per the sign ordinance would have to be described.

Chair Brown-Marshall asked if the applicant was present.

Mr. Osagie John Okpamen, informed that in reference of the board formed concrete, it is a consistent material that would be durable in comparison with stucco. The material is concrete that is formed with plywood panel. After the plywood panel is removed, it leaves a wood form along the bottom. Mr. Okpamen informed that the intent is to try to bridge the traditional with a modern touch. The intent for the board formed concrete is to have the same consistent ability as stucco and EIFS.

Chair Brown-Marshall asked if there were any written materials that states what was provided by the applicant.

Mr. Okpamen informed that there was written material.

Chair Brown-Marshall asked if that information could be provided to staff to have on file.

Mr. Okpamen answered, "Yes".

Chair Brown-Marshall asked the applicant to share information about the cross.

Mr. Okpamen informed that the idea of the cross is replacing the steeple. The gable is to be used over the educational space area to be tied together with the cross. It will allow the cross to be used as a beacon to be visible from Independence Boulevard to locate the place of worship.

Chair Brown-Marshall asked if the cross could be moved down. Mr. Okpamen informed that they would be able to look at moving the cross down.

Chair Brown-Marshall informed that the land is zoned commercial. Typically the Planning and Zoning tries to hold on to the commercial tracts. However, staff has stated that the current proposed project does fall in line with the current land use maps and plans. Chair Brown-Marshall asked Mr. Okpamen if they were under contract with the land or if it had been purchased. Mr. Okpamen informed that they are under contract.

Commissioner O'Malley asked if the cross is illuminated. Mr. Okpamen informed that the cross is not illuminated. Mr. Okpamen asked if it would pose an issue if the cross was illuminated. Mr. O'Malley informed that he was only curious.

Vice Chair Haney asked if for the suitability of the material being recommended, staff and the engineering departments will make the decision, as long as the Planning Commission recommended that staff will have the responsibility.

Mr. Spriggs informed that it would be acceptable per Council's consideration and approval that the applicant provides the materials and construction details will be reviewed by staff. Based on industry standards, history can be found on the material.

Vice Chair Haney asked if that was the only material that was in question.

Mr. Spriggs informed that the only other area of wood is underneath the soffit area. There is a call-out in the documents. It is not visible from the exterior walls.

Chair Brown-Marshall asked Mr. Okpamen where the place of worship is relocating from.

Mr. Okpamen informed that the place of worship was relocating from another location on Murphy Road.

Chair Brown-Marshall asked if there was anyone from the audience wishing to speak due to the SUP, Specific Use Permit being a Public Hearing.

**Motion:** To close the public hearing.

**Made By:** Commissioner Norcom III

**Second:** Vice Chair Haney

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Norcom, Commissioner Johnson Rose, Commissioner Parker, Commissioner Pearson, Commissioner Brightwell

**NAYES:** None.

**ABSTENTIONS:** None.

The motion passed.

(2) Consideration of the approval of a final report to City Council on item 7A(1) above.

Commissioner O'Malley asked if it had always been, the cross, part of the sign ordinance. Mr. Spriggs answered, yes. Commissioner O'Malley asked if it was on a steeple, would that be measured. Mr. Spriggs informed that it would be attached to the steeple. If projected above the roof of the steeple, it could be viewed as a projection above the roof line. The steeple is an approved structure. As described, the steeple affect could justify it being a church.

Chair Brown-Marshall asked if there were any other questions from staff.

**Motion:** The Planning and Zoning Commission grant conditional approval, per staff's approval of building materials prior to forwarding to Council, and the applicant and staff come to an agreed solution of the cross being flushed-mounted and not projected above the roof line.

**Made By:** Commissioner Haney

**Second:** Commissioner Parker

Chair Brown-Marshall informed that the purpose of understanding the material is to ensure that the material is windstorm protected and for architectural standards.

Commissioner O'Malley informed that the material is a concrete product that is stamped.

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Norcom, Commissioner Johnson Rose, Commissioner Parker, Commissioner Pearson, Commissioner Brightwell

**NAYES:** None.

**ABSTENTIONS:** None.

The motion passed.



**PLANNING AND ZONING COMMISSION  
FINAL REPORT**

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**AGENDA DATE:** November 5, 2018

**AGENDA ITEM SUBJECT:** Abounding Love Development – SUP, Specific Use Permit

**AGENDA ITEM NUMBER:** 7a1

**PROJECT PLANNER:** **Jennifer Thomas Gomez, AICP**, Planning Manager

**APPROVAL:** **Otis T. Spriggs, AICP**, Director, Development Services

**Sonya Brown-Marshall**, Planning and Zoning Commission Chair

A handwritten signature in black ink, appearing to read "Sonya", is written over a horizontal line.

Sonya Brown Marshall, Chair

---

**PERMIT NUMBER:** SUP1800003

**PROPERTY ID:** 0064-00-000-2800-907

**LOCATION:** The subject site is located northwest of the Lexington Place residential subdivision and southeast of the intersection of 5<sup>th</sup> Street and Independence Boulevard.

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**RECOMMENDED ACTION:**

The proposal complies with the provisions of the Comprehensive Plan and the policies contained in the Future Land Use Plan. Such policies recommend development of the tract as Commercial allowing for Auto-Oriented Character.

The Planning and Zoning Commission adopts this as its Final Report and forwards it to City Council with a **positive recommendation** for consideration and adoption thereof.

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## **SUMMARY:**

The applicant seeks a SUP, Specific Use Permit to locate a place of assembly on the subject property. As part of the application, the applicant has submitted a conceptual site plan and building elevations to show the proposed development.

The proposed place of assembly is the Abounding Love Christian Center. The development plan includes the construction of one, single story 14,780 square foot facility. The facility will include a sanctuary with occupancy for approximately 300 people. An outdoor children's recreational area and associated development site work are also proposed.

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## **GENERAL SITE INFORMATION:**

**A. Legal Description:** The subject site can be described as being an approximate 2.00 acres of land situated in the William T. Neal Survey, A-64, Fort Bend County, Texas, and being out of the residue of that certain called 68.88 acre tract recorded under Fort Bend County Clerk's File No. 9747544 of the deed records of Fort Bend County, Texas.

**B. Size:** 2 acres

**C. Existing Land Use and Zoning Designation:** Undeveloped / LC-2, local restricted retail district; LC-3, retail district

### **D. Surrounding Land Uses and Zoning Designations:**

North: Undeveloped / LC-3, retail district

South: Undeveloped / LC-2, local retail district

East: Unincorporated Fort Bend County

West: Independence Boulevard

### **E. Zoning History:**

12-03-1959: Subject site annexed by the City of Missouri City, Texas (Ordinance No. 63)

01-19-1981: Subject site zoned R-4, patio-cluster residential district (Ordinance O-81-1)

11-20-1995: Subject site zoned LC-3, retail district, in part and LC-2, local retail district, in part (O-95-45).

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## **ANALYSIS OF SUBJECT SITE:**

### **A. Development Potential**

The applicant seeks a SUP, Specific Use Permit to locate a place of assembly on the subject property. The proposed place of assembly is the Abounding Love Christian Center. The development plan includes the construction of one, single story 14,780 square foot facility. The facility will include a sanctuary with occupancy for approximately 300 people. An outdoor children's recreational area and associated development site work are also proposed.

**Conformance with the Comprehensive Plan:** The proposed amendment is in conformance with the following portions of the 2017 Comprehensive Plan:

- *Goal 2. More varied development to move beyond a "bedroom community" perception of Missouri City.*

**Conformance with the Land Use Plan:** The Future Land Use Map identifies the subject tract as Commercial, providing for Auto-Oriented Character.

Auto-Oriented Character is described as follows:

This designation typically covers most areas identified for commercial uses where accommodation of automobile access, circulation, and parking drives the placement of buildings and overall site design.

**Staff recommended:** Approve the SUP to allow for a place of assembly. The proposed place of assembly should be developed in accordance with the regulations and requirements for the LC-2, local retail district unless recommended otherwise in this report.

**Planning and Zoning Commission recommends:** To approve as staff recommended.

- B. Architectural design standards.** Except as set forth herein, all buildings and structures constructed shall comply with the building codes of the City of Missouri City. Buildings and structures are required to meet the requirements of Section 7A, Architectural design standards.

The applicant has submitted color exterior elevations and a list of proposed materials to be considered as an architectural design review. The applicant should be aware that a sample board of all approved materials and colors will be required to be submitted at the time of building permit review.

The proposed building design includes the primary use of a honed, cream colored limestone and gray toned brick. The accent materials on the building included painted plaster and wood formed concrete. A portion of the building is proposed to have a pitched roof. The plaster is proposed to be white and the wood formed concrete and pitched roof would also be in a grayish tone,

complementing the brick. The wood formed concrete is shown as an accent element, framing the windows and doors along the front of the elevation. A decorative wall, consisting of the limestone and plantings is proposed to extend around the perimeter of the outdoor children's area.

Section 7A,C.2. requires: One hundred percent of exterior walls, excluding windows and doors, shall consist of masonry.

Masonry is defined as being "a form of construction composed of architectural masonry units, brick, stone, stucco, Exterior Insulation and Finish System (EIFS), tile, split-face concrete masonry units, concrete tilt-wall, or other similar concrete products."

Neither plaster nor wood formed concrete are considered as masonry materials.

**Staff recommended:** The applicant should clarify whether or not the reference to plaster means the use of stucco or EIFS. Otherwise, a sample and specifications of the material should be provided for review. Additionally, the applicant should provide a sample and specifications for the proposed wood formed concrete for consideration. Unless such products are superior in construction and warranty to defined masonry materials, then such should not be permitted.

**Planning and Zoning Commission recommends:** To approve conditioned upon the provision to staff and review of the proposed building material based upon the criteria staff recommended.

- C. Sign requirements.** The subject tract shall comply with Section 13, Sign Regulations for LC-2, Local retail district.

The submitted exterior elevations show a sign that includes the provision of a metal cross extending beyond the roof or parapet.

Section 13.12.R.4 requires that "a wall sign shall not project above the roofline or parapet walls of a building."

**Staff recommended:** The proposed sign should be placed flush mounted on the building and not extend beyond the roofline or parapet.

**Planning and Zoning Commission recommends:** The cross should be flush mounted and not project above the roof line.

- D. Ingress and egress.** All driveways and off-street parking areas, including locations shall comply with the Public Infrastructure Design Manual.

- E. Utilities.** All utilities shall comply with the Public Infrastructure Design Manual.

- F. Drainage.** All utilities shall comply with the Public Infrastructure Design Manual.

**G. Sidewalks.** Sidewalks shall be constructed in compliance with the Public Infrastructure Design Manual.

**H. Platting.** The site is required to be platted.

**I. Development Schedule.** The applicant has advised the development phase is not planned to be beyond the five-year period required by Section 15.

-----**END OF REPORT**-----



**DEVELOPMENT SERVICES DEPARTMENT**  
**Planning & Development Division**  
 1522 Texas Parkway  
 Missouri City, Texas 77489  
 281-403-8600 (Office) ■ 281-208-5551 (Fax)  
 www.missouricitytx.gov

**APPLICATION FOR:**

- Check One:  
 SPECIFIC USE PERMIT  
 SPECIFIC USE PERMIT AMENDMENT  
 PLANNED DEVELOPMENT DISTRICT  
 PLANNED DEVELOPMENT DISTRICT AMENDMENT

**SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)**  
**FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL**

**Date of Application:**

1. Project Name:	Abounding Love Development				
2. Address/Location of Property:	5th St. and Independence Blvd.				
3. Applicant's Name:	OSAGIE JOHN OKPAMEN				
Mailing Address:	12240 - P Murphy Rd., Stafford, TX 77477				
Phone No.:	(832) 443-9512				
Email:	ojokpamen@yahoo.com				
4. Status of Applicant:	Owner	<input checked="" type="radio"/> Agent	Attorney	Trustee	Corporation Relative
(If other than Owner, submit written authorization from Owner with application.)					
5. Property Owner:	Blossum Development Inc.				
Mailing Address:	1215 Gessner Dr., Houston, TX 77055				
Phone No.:	(713) 785-6272				
Email:	bhill@silvestriusa.com				
6. Existing Zoning District:	Commercial				
7. Total Acreage:	2 ACRES				
8. Proposed Development and Reasons for Application:	Assembly				
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application):	Metes and bounds description attached				
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	R36775				
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES	<input checked="" type="radio"/> NO	(If yes, submit with application.)		
12. Does this application include an Architectural Design Review? (Circle One):	<input checked="" type="radio"/> YES	NO	(If yes, see page 8, Exhibit C for materials required to be submitted.)		
FILING FEE:		\$1,200.00			

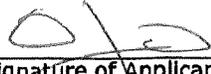
**Hand deliver completed application form with the filing fee and required information to:**

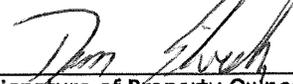
**Development Services Department**  
**1522 Texas Parkway (FM 2234)**  
**Missouri City, TX 77489**

*By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.*

OSAGIE JOHN OKPAMEN  
 Print Name of Applicant

BLOSSUM Development Inc.  
 Print Name of Property Owner

  
 Signature of Applicant

  
 Signature of Property Owner, Agent or Attorney

**Blossom Development, Inc.**  
**1215 Gessner Road**  
**Houston, Texas 77055**  
**Tel (713) 785-6272**  
**Fax (713) 785-1301**

September 20, 2018

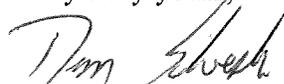
Missouri City

Re: 2 acres, Independence Blvd., Missouri City, Texas

To Missouri City:

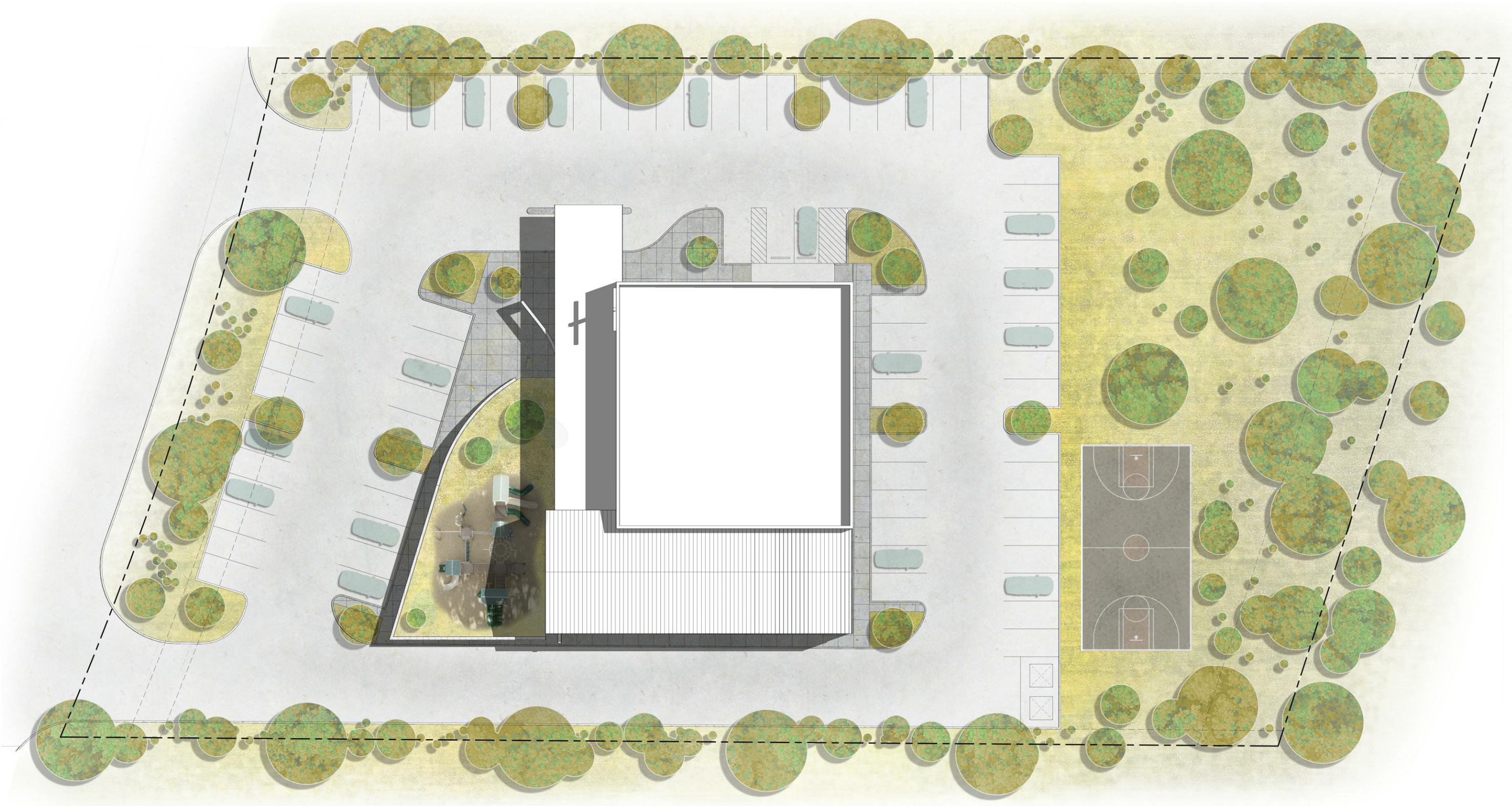
Blossom Development, Inc. is the owner of the above referenced property. Blossom Development, Inc. authorizes Alpha Ministries International and/or its assigns to apply for a special use permit for the above referenced parcel.

Very truly yours,

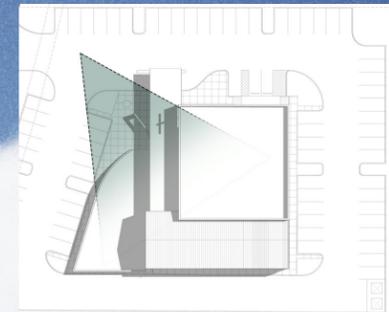


Dan Silvestri  
President



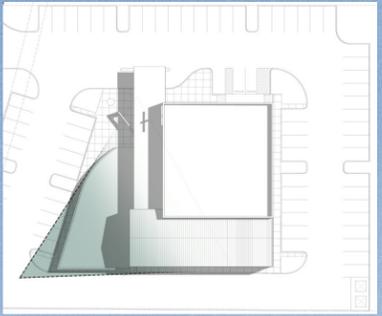


**ABOUNDING LOVE CHRISTIAN CENTER**



ABOUNDING LOVE CHRISTIAN CENTER

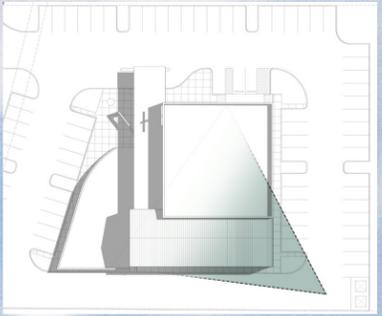




ABOUNDING LOVE CHRISTIAN CENTER



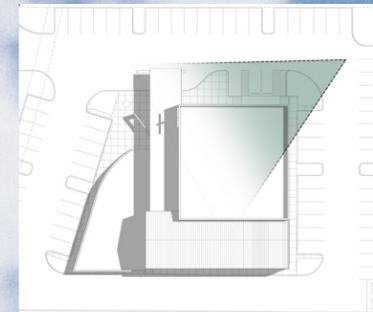
ARC THREE  
STUDIO



ABOUNDING LOVE CHRISTIAN CENTER

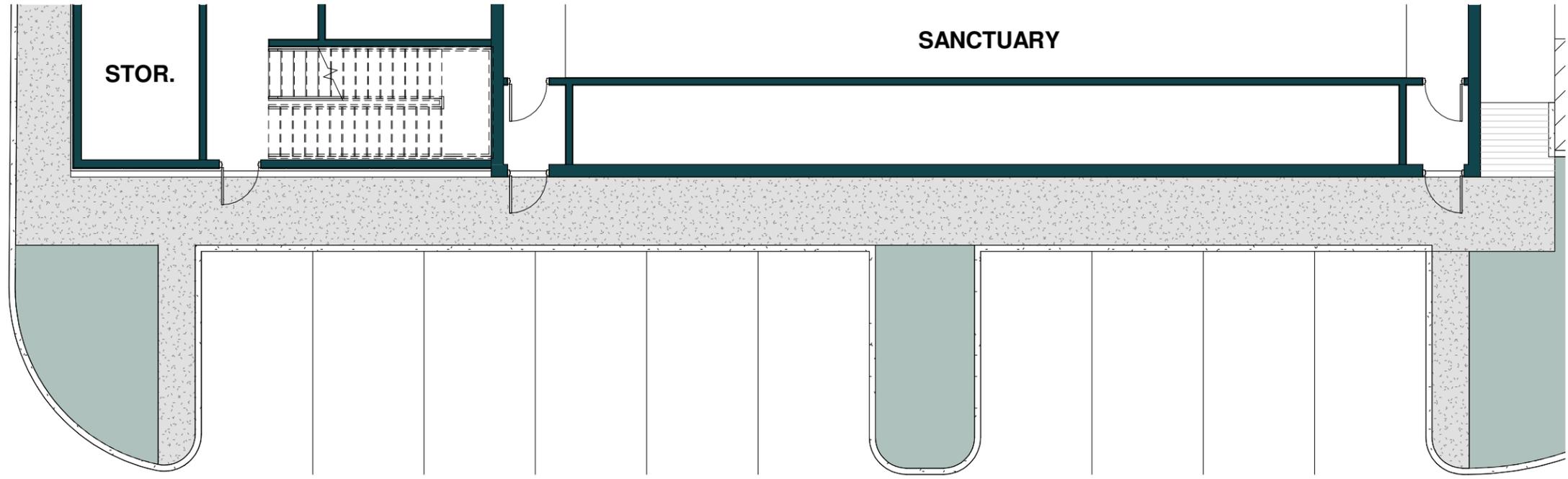
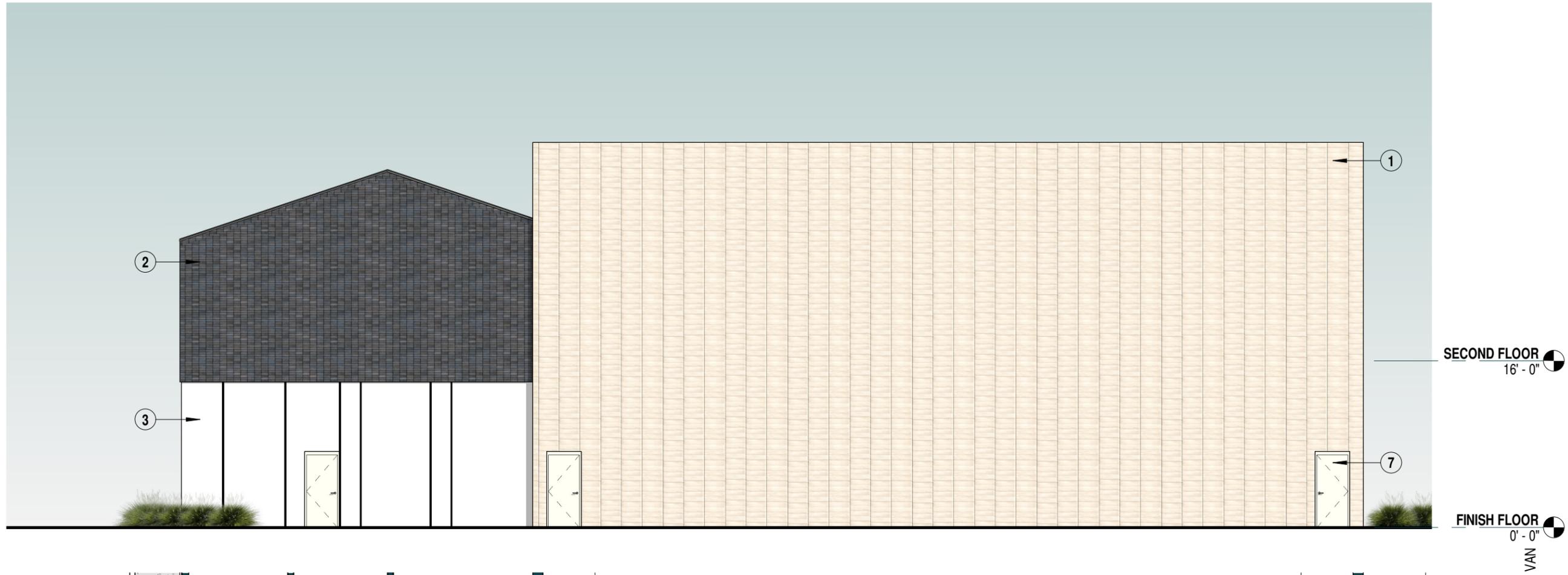


ARC THREE  
STUDIO



**ABOUNDING LOVE CHRISTIAN CENTER**

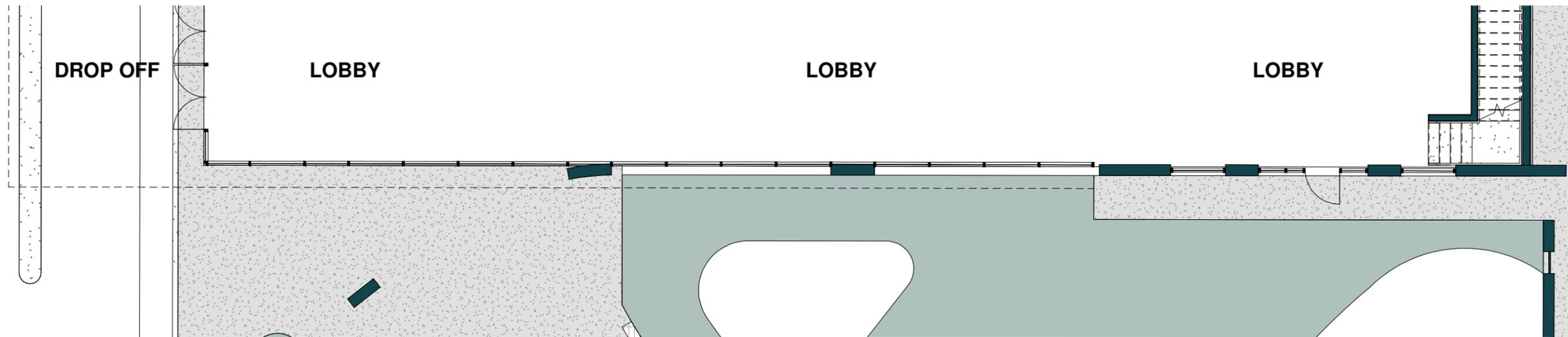




- MATERIAL LEGEND:**
- ① → HONED LIMESTONE
  - ② → MASONRY / BRICK
  - ③ → PAINTED PLASTER
  - ④ → WOOD FORMED CONCRETE
  - ⑤ → CLEAR ANODIZED STOREFRONT
  - ⑥ → STANDING SEAM ROOF
  - ⑦ → PREFINISHED METAL
  - ⑧ → GREEN SCREEN

NORTH ELEVATION  
**ABOUNDING LOVE CHRISTIAN CENTER**



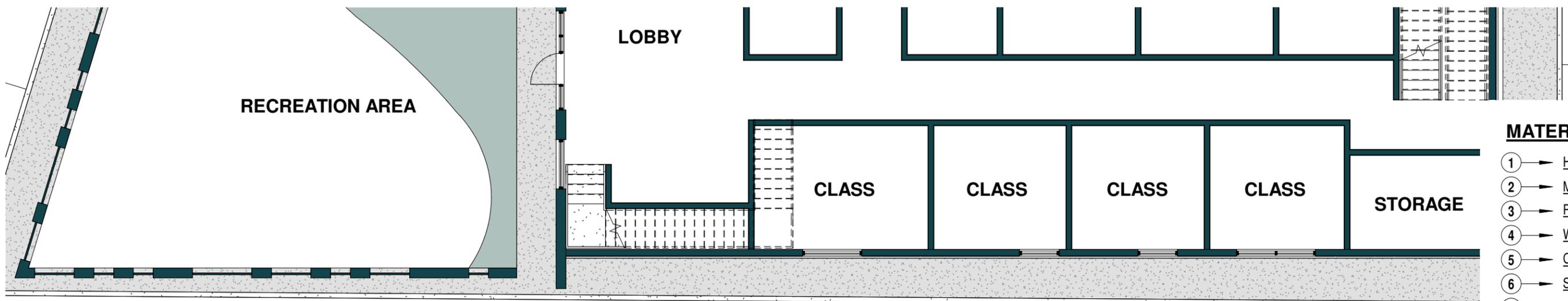
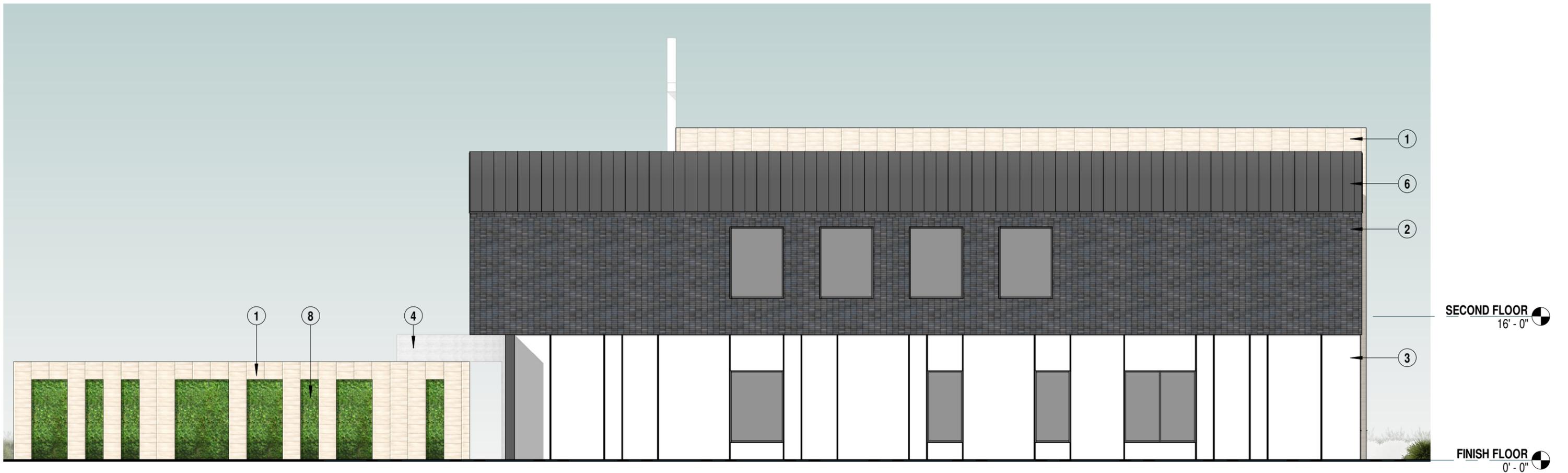


**MATERIAL LEGEND:**

- ① → HONED LIMESTONE
- ② → MASONRY / BRICK
- ③ → PAINTED PLASTER
- ④ → WOOD FORMED CONCRETE
- ⑤ → CLEAR ANODIZED STOREFRONT
- ⑥ → STANDING SEAM ROOF
- ⑦ → PREFINISHED METAL
- ⑧ → GREEN SCREEN

SOUTH ELEVATION

ABOUNDING LOVE CHRISTIAN CENTER

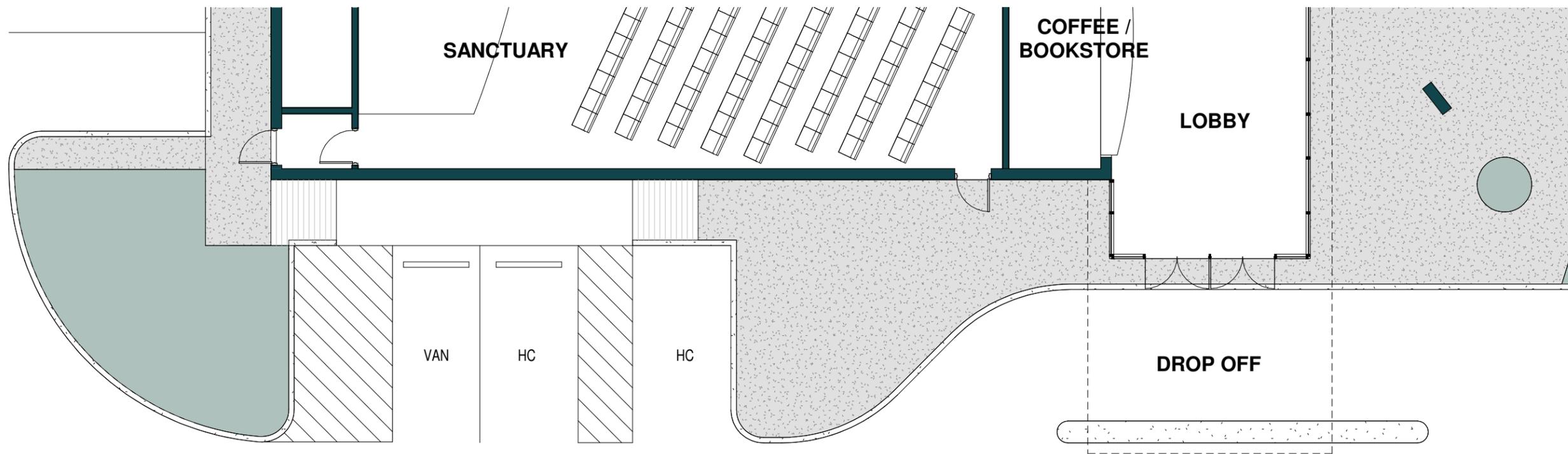
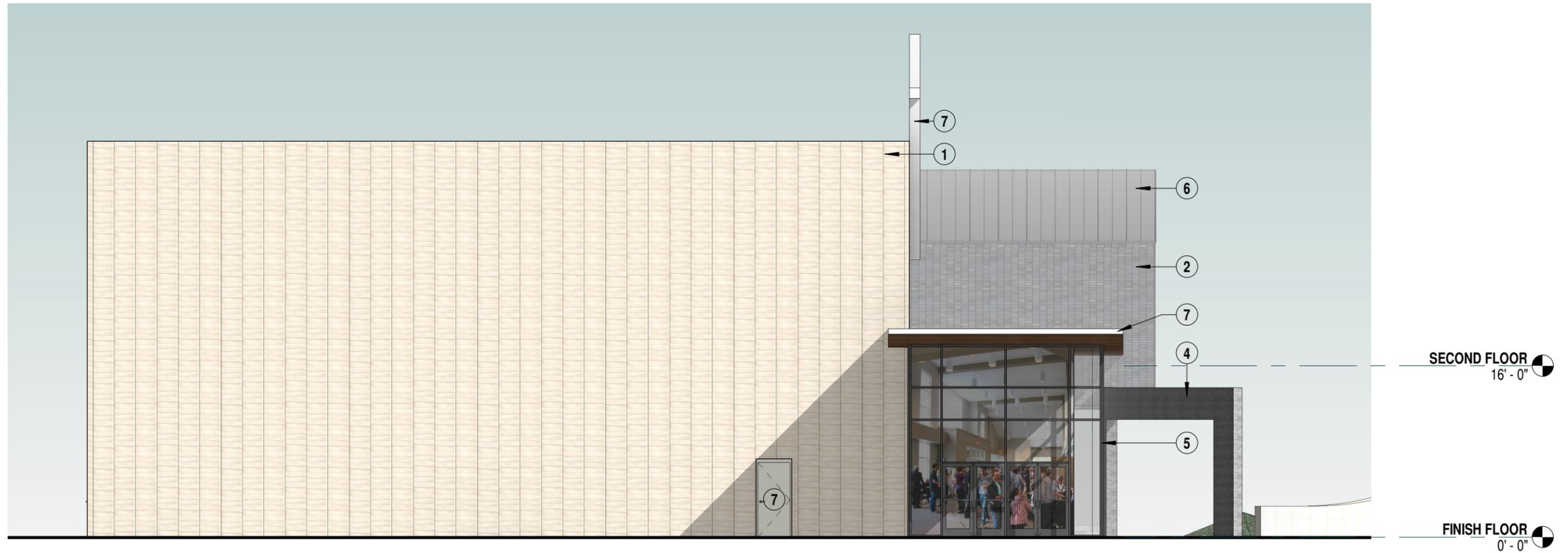


- MATERIAL LEGEND:**
- ① → HONED LIMESTONE
  - ② → MASONRY / BRICK
  - ③ → PAINTED PLASTER
  - ④ → WOOD FORMED CONCRETE
  - ⑤ → CLEAR ANODIZED STOREFRONT
  - ⑥ → STANDING SEAM ROOF
  - ⑦ → PREFINISHED METAL
  - ⑧ → GREEN SCREEN

EAST ELEVATION

# ABOUNDING LOVE CHRISTIAN CENTER





**MATERIAL LEGEND:**

- ① → HONED LIMESTONE
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WEST ELEVATION

**ABOUNDING LOVE CHRISTIAN CENTER**



Lighthouse Indian Church

UNINCORPORATED FORT BEND COUNTY

Subject Site

Future Calvary Church

LEXINGTON PLACE SEC 1

**Legend**

- City Limits Line.lyr
- ETJ Line.lyr

1 inch = 250 feet





City of Missouri City

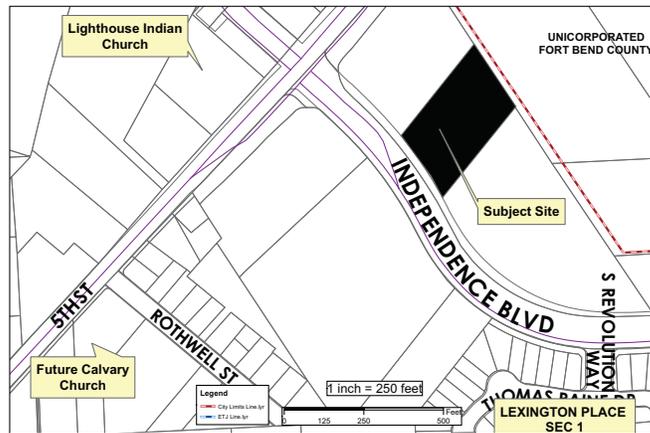
NOTICE OF PUBLIC HEARING

**LOCATION/DATE:** The City Council of the City of Missouri City will hold a public hearing on Monday, November 5, 2018, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

**PURPOSE:** To receive comments for or against a request by Osagie John Okpamen for a SUP, Specific Use Permit to allow for the location of a place of assembly on an approximate 2 acre tract of land, and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

**SITE LOCATION:** The subject site is located northwest of the Lexington Place residential subdivision and southeast of the intersection of 5th Street and Independence Boulevard.  
**SITE LEGAL DESCRIPTION:** The subject site can be described as being an approximate 2.00 acres of land situated in the William T. Neal Survey, A-64, Fort Bend County, Texas, and being out of the residue of that certain called 68.88 acre tract recorded under Fort Bend County Clerk's File No. 9747544 of the deed records of Fort Bend County, Texas.

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov) for further information.





**NOTICE OF PUBLIC HEARING  
TO ADJOINING PROPERTY OWNERS  
WITHIN 200 FEET OF PROPERTY SUBJECT TO ZONING**

**DATE OF NOTICE: September 28, 2018**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, October 10, 2018, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

**PURPOSE:** To receive comments for or against a request by Osagie John Okpamen for a SUP, Specific Use Permit to allow for the location of a place of assembly on an approximate 2 acre tract of land, and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

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**DEVELOPMENT SERVICES – PLANNING DIVISION**

**1522 TEXAS PARKWAY**

**MISSOURI CITY, TEXAS 77489**

September 28, 2018

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:  
Wednesday, October 10, 2018  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall Building  
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Osagie John Okpamen for a SUP, Specific Use Permit to allow for the location of a place of assembly on an approximate 2 acre tract of land, and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

\*\*\*\*\*

Dear City Representatives:

\_\_\_\_ I/We protest this proposed rezoning because

\_\_\_\_ I/We support this proposed rezoning because

Sincerely,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Subdivision

\_\_\_\_\_  
Phone Number

Return to: Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281) 208-5551

-----  
*The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.*

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

## Mailing labels for adjoining property owners

Blossum Development Inc  
HOUSTON, TX 77055-6013

Nguyen Tony  
Houston, TX 77075-5601

Tangela Woods  
Triquest Management Services, Inc.  
[customercare@triquestmgmt.com](mailto:customercare@triquestmgmt.com)

MAX CLELAND  
FBISD  
16431 LEXINGTON BLVD  
SUGAR LAND TX 77479

City Of Missouri City  
Missouri City, TX 77489-2170

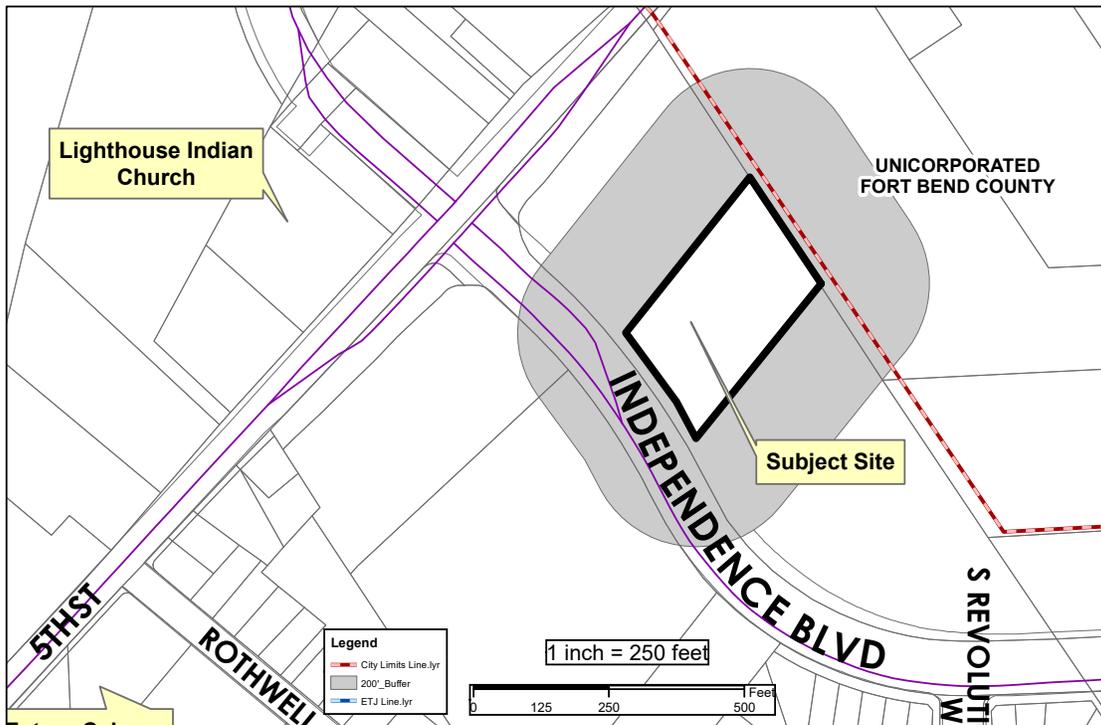
**City of Missouri City, Texas**  
**Development Services Department – Planning Division**  
**Rezoning Application Protest Letters Analysis**

**Application:** Abounding Love - SUP  
**City Council First Reading:** 5-Nov-18

**Protest Letters Received**

Name	Property Address OR Fort Bend County Account Number	Land Area (Square Feet) Within 200 Feet
None		
<b>Total Area Represented by Protest(s):</b>		-
Total Land Area <i>Including</i> Subject Site:		453,414.38
Subject Site <i>Only</i> Land Area:		87,146.14
Total Land Area <i>Only Within 200 Feet</i> of Subject Site:		366,268.24
<b>Protest(s) Percentage of Land Area Within 200 Feet:</b>		<b>0%</b>

**Note:** A total of 0 letters of support and 0 letters of protest have been received for the application request as of November 1, 2018.





**Council Agenda Item  
November 5, 2018**

7. **PUBLIC HEARINGS AND RELATED ACTIONS**
    - (b) **Public Hearings and related actions** – *There are no Public Hearings and related actions on this agenda.*
  
  8. **APPOINTMENTS** – *There are no Appointments on this agenda.*
-



## CITY COUNCIL AGENDA ITEM COVER MEMO

November 5, 2018

**To:** Mayor and City Council  
**Agenda Item:** 9(a) 2019 Medical Insurance Benefits Contract  
**Submitted by:** Edward G. Williams, Ph.D., Director Human Resources & Org. Dev

### SYNOPSIS

This is a request to authorize the City Manager (CM) to enter into an agreement with Blue Cross Blue Shield of Texas (BCBSTX) to provide dual option medical insurance services. This request also includes an authorization to enter into contractual agreement with MetLife to provide a dual option dental insurance policy for one (1) year. Additionally, we hereby request authorization to enter into a three (3) guaranteed rate agreement with United Health, to provide Vision insurance to active and retired employees of the City of Missouri City, for the 2019 Benefits Year (January 1, 2019 – December 31, 2019).

All other benefits agreements for insurance services essential to the City's Total Rewards package, including Basic Life, Accidental Death & Dismemberment, and Long Term Disability for Active & Retired employees are under multi-year contracts and will not require additional authorization from Council for the 2019 benefits calendar year.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City
- Develop a high performing City team

### BACKGROUND

Consistent with its strategy of maintaining a financially sound and high performing organization, the City of Missouri City offers its employees a comprehensive Total Rewards package that includes market competitive salaries, health, dental, vision, life, accidental death, dismemberment, long-term disability, retirement contributions, optional individual retirement accounts, employee development and tuition reimbursement.

#### BCBS – Health

During the 2018 insurance year (January – December) the City experienced claims ranging between 41.8% in February, to 299.3% in May. This fluctuating and unpredictable trend, based on utilization and claims paid led staff to project a 15% increase in medical insurance for 2019. BCBS underwriting presented an initial proposed increase 15%, which they reduced to 10.7%. After negotiations, staff secured a 7% increase rate guaranteed for one year.

<b>2018 Total projected <u>medical</u> insurance charges:</b>	<b>\$4,168,411</b>
<b>2019 Proposed <u>medical</u> insurance premium:</b>	<b>\$4,460,195</b>
<b>2019 rate <u>medical</u> insurance rate increase:</b>	<b>7% or (\$291,784)</b>

### MetLife – Dental

MetLife presented a +5% increase to Dental Preferred Provider Option (DPPO) rates for the 2019 plan year, assuming no plan design changes, and 0% increase for the Dental Health Maintenance Organization (DHMO). After negotiations, the City secured what was a best and final offer of +2%, or \$3,772 over current rates for 2019.

### UHC - Vision

UHC presented a +6% increase to rates for the 2019 plan year, assuming no plan design changes. Through negotiations we secured a +3%, or \$1,328 increase to rates.

The Human Resources Department continues to partner with internal and external partners/vendors to maintain focus on Wellness initiatives for employees and their dependents. For 2019, the City intends to launch, Stepping into Wellness, Mind, Body, Heart and SPIRIT, which is a Citywide initiative to focus on four components: Online Health Assessment (with BCBS); Annual Well Person Exams (Annual Well-Person Exam during birth month), Recreation & Fitness, Condition Management and Monthly Wellness Challenges.

According to the Center for Disease Control, “chronic diseases – such as heart disease, stroke, cancer, diabetes and arthritis – are among the most common, costly and preventable of all health problems in the United States. The City of Missouri City intends to continue providing opportunities to its employees to continue championing overall wellness via our programs and initiatives to improve the likelihood of controlling, as much as we can, our overall wellness and thus, subsequent cost of insurance.

Staff recommends making no plan design changes for 2019. Additionally, staff recommends that that the City absorb the 7% increase in medical premium cost, as the approved budget estimated increase can accommodate this option. As such, Active employees would not see an increase in the cost of their benefits for 2019.

## BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY 2019 Funds Budgeted	FY 2019 Funds Available	Amount Requested
101 – General Fun	101- 51403 *	ER-Group Health Insurance	\$4,746,759	\$4,746,759	\$4,652,357

***\*The City budgets benefits at the division level in each department for medical, dental & vision (bundled). Totals are also inclusive of all groups (Active, Retired <65, Retired >65 and COBRA where applicable. Totals requested are a sum of all groups.***

**Purchasing Review:** Bertha Alexander, Interim Budget & Financial Accounting Manager

**Financial/Budget Review:** Sandra Clarkson, Interim Director of Financial Services

*Note:* Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

## SUPPORTING MATERIALS

1. 2019 H.S.A. Medical Data Sheet;

2. 2019 PPO Medical Data Sheet;
3. 2019 Dental (DPPO & DHOM) Rate Sheet
4. 2019 Vision Insurance Data Sheet
5. Proposed 2019 Rates for Active, Retired <65, Retired >65 and COBRA

<b>STAFF'S RECOMMENDATION</b>
-------------------------------

Staff recommends approving as presented

**Director Approval:**

**Edward G. Williams, Ph.D., IPMA-SCP, Director  
Director of Human Resources & Org. Development**

**Assistant City Manager/  
City Manager Approval:**

**Anthony J. Snipes, City Manager**



# The City of Missouri City Insurance Trust Fund

Prospective Premium Projection  
for the period  
January 1, 2019 - December 31, 2019

**Fully Insured Renewal FINAL SOLD**

*Presented by:*

*Stacy Lair*



# The City of Missouri City Insurance Trust Fund

Prospective Premium Projection  
January 1, 2019 - December 31, 2019

## Affordable Care Act (ACA) Disclaimer

If your existing group health plan or group health insurance coverage (each "plan") was in effect on March 23, 2010, it may be a "grandfathered health plan" as that term is defined in the Affordable Care Act and related regulations (currently 75 Fed. Reg. 34538). "

Federal regulations have been published regarding the maintenance and loss of grandfathered health plan status. We encourage you to confer with your own legal counsel to determine what benefit changes or other events may cause the loss of grandfathered health plan status and to evaluate the benefit options that are most suitable for you.

The following proposed benefit programs are not considered "grandfathered health plans".

# The City of Missouri City Insurance Trust Fund

Prospective Premium Projection  
for the period  
January 1, 2019 - December 31, 2019

## TOTAL PROJECTED COST BY ASSOCIATION

Please refer to the ACA Disclaimer regarding benefits and final pricing.

<b>TOTAL for All Associations</b>	<b>TOTAL</b>
Projected Enrollment	372
Total Projected Net Claims	\$3,645,034
Pooling (\$200,000 Level)	\$344,800
Risk	\$138,648
<b>Total Benefit Charges</b>	<b>\$4,128,482</b>
Desired Loss Ratio (DLR)	90.20%
<b>Preliminary Premium</b>	<b>\$4,577,032</b>
<b>Required Premium</b>	<b>\$4,460,284</b>
<b>Allocated Taxes/Fees *</b>	<b>\$0</b>
Premium at Current Rates	\$4,168,410
<b>Total Required Premium/Premium at Current Rates</b>	<b>7.00%</b>

*\*Total premium due includes the effects of Health Insurer Fees and Reinsurance Fees (including but not limited to successor or alternate programs), if any, plus any federal and state taxes applicable to the fees for (BCBSTX) products/services.*

# The City of Missouri City Insurance Trust Fund

Prospective Premium Projection  
for the period  
January 1, 2019 - December 31, 2019

## RATE DEVELOPMENT

Please refer to the ACA Disclaimer regarding benefits and final pricing.

	Active PPO			Active HSA			Ret. PPO <65		
Premium at Current Rates	\$2,603,443			\$1,440,214			\$120,350		
Rate Action	7.0 %			7.0 %			7.0 %		
Requested Premium at Renewal Rates *	\$2,785,689			\$1,541,033			\$128,774		
Allocated Taxes and Fees	\$0			\$0			\$0		
	Lives	Current	Renewal *	Lives	Current	Renewal *	Lives	Current	Renewal *
<b>HCSC Primary</b>									
Single	69	\$585.53	\$626.52	89	\$489.79	\$524.08	0	\$439.16	\$469.90
Single + Spouse	23	\$1,260.25	\$1,348.47	16	\$1,054.21	\$1,128.00	0	\$776.19	\$830.52
Single + Child(ren)	38	\$1,031.34	\$1,103.53	27	\$862.70	\$923.09	0	\$1,081.77	\$1,157.49
Family	63	\$1,710.95	\$1,830.72	25	\$1,431.06	\$1,531.23	0	\$1,511.00	\$1,616.77
<b>Medicare Primary</b>									
Single	1	\$585.53	\$626.52	1	\$489.79	\$524.08	14	\$439.16	\$469.90
Family	0	\$1,031.34	\$1,103.53	0	\$1,431.06	\$1,531.23	5	\$776.19	\$830.52
<b>HCSC &amp; Medicare Total</b>	<b>194</b>			<b>158</b>			<b>19</b>		
			<b>Ret. HSA &lt;65</b>						
Premium at Current Rates	\$4,403								
Rate Action	7.0 %								
Requested Premium at Renewal Rates *	\$4,711								
Allocated Taxes and Fees	\$0								
	Lives	Current	Renewal *						
<b>HCSC Primary</b>									
Single	0	\$366.88	\$392.56						
Single + Spouse	0	\$931.78	\$997.00						
Single + Child(ren)	0	\$734.67	\$786.10						
Family	0	\$1,308.76	\$1,400.37						
<b>Medicare Primary</b>									
Single	1	\$366.88	\$392.56						
Family	0	\$1,308.76	\$1,400.37						
<b>HCSC &amp; Medicare Total</b>	<b>1</b>								

*\*Total premium due includes the effects of Health Insurer Fees and Reinsurance Fees (including but not limited to successor or alternate programs), if any, plus any federal and state taxes applicable to the fees for (BCBSTX) products/services.*



## The City of Missouri City Insurance Trust Fund

Prospective Premium Projection  
January 1, 2019 - December 31, 2019

### CONDITIONS AND CAVEATS

Please refer to the ACA Disclaimer regarding benefits and final pricing.

Notwithstanding anything in the renewal or proposal to the contrary, BCBSTX reserves the right to revise or withdraw our offer or to change our charge for the cost of coverage (premium or other amounts) at any time before or during the contract period if any local, state or federal legislation, regulation, rule or guidance (or amendment or clarification thereto) is enacted or becomes effective/implemented, which would require BCBSTX to pay, submit or forward, on its own behalf or on the Employer Group's behalf, any additional tax, surcharge, fee, or other amount (all of which may be estimated, allocated or pro-rated amounts).

#### NOTICE: AFFORDABLE CARE ACT (ACA) FEES

ACA established a number of taxes and fees that will affect our customers and their benefit plans. Two of those fees are: (1) the Annual Fee on Health Insurers or "Health Insurer Fee"; and (2) the Transitional Reinsurance Program Contribution Fee or "Reinsurance Fee." Both the Reinsurance Fee and Health Insurer Fee began in 2014.

Section 9010(a) of ACA requires that "covered entities" providing health insurance ("health insurers") pay an annual fee to the federal government, commonly referred to as the Health Insurer Fee. The amount of this fee for a given calendar year is determined by the federal government and involves a formula based in part on a health insurer's net premiums written with respect to health insurance on certain health risk during the preceding calendar year. This fee helps fund premium tax credits and cost-sharing subsidies offered to certain individuals who purchase coverage on health insurance exchanges.

In addition, ACA Section 1341 provides for the establishment of a temporary reinsurance program(s) (for a three (3) year period (2014-2016)) which is funded by Reinsurance Fees collected from health insurance issuers and self-funded group health plans. Federal and state governments provide information as to how these fees are calculated. Federal regulations establish a flat, per member, per month fee. The temporary reinsurance programs, funded by these Reinsurance Fees, help to stabilize premiums in the individual market.

Your premium, which already accounts for current applicable federal and state taxes, includes the effects of the Health Insurer and Reinsurance Fees. These rates may be adjusted on an annual basis for any incremental changes in Health Insurer Fees and Reinsurance Fees.

The Affordable Care Act establishes a minimum value standard of benefits of a health plan. The minimum value standard is 60% (actuarial value). This health coverage does meet the minimum value standard for the benefits it provides.

After the initial benefit plan design(s) is quoted, HCSC will not be providing a Minimum Value determination for any requested alternative benefit plan design(s). After you have notified HCSC of your final benefit plan design selection(s) for the upcoming policy year or renewal period, a statement indicating whether each selected benefit plan design meets/does not meet Minimum Value standards will be included in the corresponding Summary of Benefits and Coverage document(s) provided by HCSC.

Rates are projected to be effective for the 12-month period beginning on the effective date indicated. Final rates may vary based on actual enrollment results.

This renewal offer assumes BCBSTX will remain the exclusive carrier.

The total annual premiums are based upon the total current enrollment and contract distribution as indicated.

If the enrollment or contract distribution varies by more than 10% in total or in each coverage independently, we reserve the right to re-rate.

The minimum participation requirement is 75% without waivers and 65% with valid waivers in order for coverages to be issued.

The employer maintaining the current contribution schedule.

Annual open enrollment.

Upon inquiry from employer groups, BCBSTX will provide information to the employer group regarding commissions and other compensation paid to the employer's agent by BCBSTX in connection with the employer's policy or contract with BCBSTX.

Wellbeing Management (Healthcare Management program) is included in the quoted administration fee.

Offer is contingent upon proposed Wellbeing Management package design. Any modifications to the proposed package will impact the Wellbeing Management fee and Administrative Fee.

**This renewal is NET of Commissions.**

**City of Missouri City  
2019 Dental Renewal**

		<b>1</b>	<b>2</b>	<b>3</b>
DENTAL BENEFITS		Metlife	Metlife	Metlife
		DPPO	DPPO	DPPO
		Current	Renewal	Renegotiated Renewal
<b>Type I – Preventive Services</b>		100%	100%	100%
<b>Waiting Period</b>		None	None	None
Oral Examinations		Type I (2 per year)	Type I (2 per year)	Type I (2 per year)
X-rays		Type I	Type I	Type I
- Bite Wings Frequency		1 per consecutive 12 months	1 per consecutive 12 months	1 per consecutive 12 months
- Full Mouth Frequency		1 per consecutive 36 months	1 per consecutive 36 months	1 per consecutive 36 months
Cleanings		Type I (2 per Cal. year)	Type I (2 per Cal. year)	Type I (2 per Cal. year)
Topical Fluoride Treatment		Under age 16	Under age 16	Under age 16
Sealants		Under age 17	Under age 17	Under age 17
<b>Type II – Basic Services</b>		80%	80%	80%
<b>Waiting Period</b>		None	None	None
Fillings		Type II	Type II	Type II
Space Maintainers		Type II	Type II	Type II
Root Canal Treatment		Type II	Type II	Type II
Root Planning		Type II	Type II	Type II
Periodontic Maintenance		Type II	Type II	Type II
Periodontal Surgery		Type II	Type II	Type II
Extractions		Type II	Type II	Type II
General Anesthesia		Type II	Type II	Type II
<b>Type III – Major Services</b>		50%	50%	50%
<b>Waiting Period</b>		None	None	None
Crowns		Type III	Type III	Type III
Inlays and Onlays		Type III	Type III	Type III
Removable / Fixed Bridge-Work		Type III	Type III	Type III
Partial or Complete Dentures		Type III	Type III	Type III
Denture Relines / Rebases		Type III	Type III	Type III
Implants		Included	Included	Included
<b>Type IV - Orthodontia</b>		50%	50%	50%
<b>Waiting Period</b>		None	None	None
Orthodontia Lifetime Maximum		\$1,000	\$1,000	\$1,000
Orthodontia Eligibility		Adult & Child	Adult & Child	Adult & Child
<b>Calendar Year Deductible</b>				
Individual		\$50	\$50	\$50
Family		\$150	\$150	\$150
<b>Dental Annual Maximum</b>		\$1,500	\$1,500	\$1,500
<b>UCR Out of Network Percentile</b>		MAC	MAC	MAC
<b>FINANCIALS</b>				
Employee Only	122	\$23.78	\$24.97	\$24.26
Employee + Spouse	42	\$46.86	\$49.20	\$47.80
Employee + Child(ren)	49	\$64.60	\$67.83	\$65.89
Employee + Family	80	\$86.40	\$90.72	\$88.13
	<b>293</b>			
<b>Monthly Premium</b>		\$15,692	\$16,476	\$16,006
<b>Combined Annual Premium</b>		\$188,301	\$197,718	\$192,073
<b>\$ Change from Current</b>		N/A	\$9,417	\$3,772
<b>% Change from Current</b>		N/A	5.0%	2.0%
<b>Rate Guarantee</b>		1 Year	1 Year	1 Year

Note: This is a brief summary and not intended to be a contract.

**City of Missouri City  
2019 Dental Renewal**

**1**

	Description	Metlife
		DMHO
		Current/Renewal
<b>ADA Code</b>		
<b>Diagnostic</b>		
D0120	periodic oral evaluation	\$0
D0140	limited oral evaluation - problem focused	\$0
D0150	comprehensive oral evaluation - new or established patient	\$0
D0210	comprehensive oral evaluation - new or established patient	\$0
D0220	intraoral - periapical first film	\$0
D0230	intraoral - periapical each additional film	\$0
D0272	bitewings - two films	\$0
D0274	bitewings - four films	\$0
D0330	panoramic film	\$0
<b>Preventive</b>		
D1110	prophylaxis - adult	\$0
D1120	prophylaxis - child	\$0
D1203	topical application of fluoride (prophylaxis not included) - child	\$0
D1351	sealant - per tooth	\$5
<b>Restorative</b>		
D2140	amalgam - one surface, primary or permanent	\$0
D2150	amalgam - two surfaces, primary or permanent	\$0
D2160	amalgam - three surfaces, primary or permanent	\$0
D2330	resin-based composite - one surface, anterior	\$0
D2331	resin-based composite - two surfaces, anterior	\$0
D2391	resin-based composite - one surface, posterior	\$0
D2792	crown - full cast noble metal	\$65
<b>Endodontics</b>		
D3310	root canal - anterior	\$60
D3330	root canal - molar	\$265
<b>Periodontics</b>		
D4341	periodontal scaling and root planning - four or more teeth per quadrant	\$55
D4910	periodontal maintenance	\$35
<b>Oral Surgery</b>		
D7140	extraction (exposed root)	\$0
<b>Orthodontics</b>		
D8080	Comprehensive orthodontic treatment of the adolescent dentition	\$1,695
D8090	Comprehensive orthodontic treatment of the adult dentition	\$1,695
<b>FINANCIALS</b>		
<b>40</b>	Employee Only	\$13.14
<b>6</b>	Employee + Spouse	\$24.99
<b>13</b>	Employee + 1 Child(ren)	\$26.29
<b>12</b>	Employee + Family	\$42.70
<b>71</b>		
	Monthly Premium	\$1,379.77
	Annual Premium	\$16,557.24
	\$ Change from Current	n/a
	% Change from Current	n/a
	Rate Guarantee	1 Year

**City of Missouri City - 2019 UHC Vision Renewal**

		<b>1</b>	<b>2</b>	<b>3</b>
VISION BENEFITS		UHC	UHC	UHC
		Current	Renegotiated Renewal	Voluntary Option
<b>Annual Eye Exam</b>				
Network		\$10 Copay	\$10 Copay	\$10 Copay
Non-Network		Up to \$40	Up to \$40	Up to \$40
<b>Frames / Lenses*</b>				
Single Vision - Network/Non-Network		\$25 Copay / Up to \$40	\$25 Copay / Up to \$40	\$25 Copay / Up to \$40
Bifocal Lenses - Network/Non-Network		\$25 Copay / Up to \$60	\$25 Copay / Up to \$60	\$25 Copay / Up to \$60
Trifocal Lenses - Network/Non-Network		\$25 Copay / Up to \$80	\$25 Copay / Up to \$80	\$25 Copay / Up to \$80
Retail Frame Allowance		\$130 Allowance + 30% over allowance / Up to \$45	\$130 Allowance + 30% over allowance / Up to \$45	\$130 Allowance + 30% over allowance / Up to \$45
<b>Contacts</b>		Contact Lenses in lieu of Glasses	Contact Lenses in lieu of Glasses	Contact Lenses in lieu of Glasses
Network				
<i>Medically Necessary</i>		Covered in Full	Covered in Full	Covered in Full
<i>Elective</i>		Up to \$150	Up to \$150	Up to \$150
Non-Network				
<i>Medically Necessary</i>		Up to \$210	Up to \$210	Up to \$210
<i>Elective</i>		Up to \$150	Up to \$150	Up to \$150
Lasik Benefit		15% off standard prices, 5% off promotional	15% off standard prices, 5% off promotional	15% off standard prices, 5% off promotional
Exam Frequency		12 Months	12 Months	12 Months
Lens Frequency		12 Months	12 Months	12 Months
Frames Frequency		24 Months	24 Months	24 Months
Contacts + Glasses in Same Benefit Period		Discounts Available	Discounts Available	Discounts Available
<b>FINANCIALS</b>				
Employee Only	166	\$6.36	\$6.55	\$7.99
Employee & Spouse	50	\$10.72	\$11.04	\$13.46
Employee & Child(ren)	60	\$11.21	\$11.55	\$14.08
Employee & Family	93	\$15.51	\$15.97	\$19.48
Monthly Premium	369	\$3,706.79	\$3,817.51	\$4,655.78
Annual Premium		\$44,481.48	\$45,810.12	\$55,869.36
\$ Change from Current		N/A	\$1,328.64	\$11,387.88
% Change from Current		N/A	3%	26%
Participation Requirements		75%	75%	0%
Effective Date		1/1/2016	1/1/2019	1/1/2019
Rate Guarantee		3 years	3 years	3 years
% Private Practice Providers		70%	70%	70%
% Retail Providers		30%	30%	30%
Dependent Age Limit		To age 26	To age 26	To age 26
Geo Access Results		n/a	n/a	n/a
Network Website		<a href="http://www.uhc.com">www.uhc.com</a>	<a href="http://www.uhc.com">www.uhc.com</a>	<a href="http://www.uhc.com">www.uhc.com</a>
Network Name		UHC	UHC	UHC

Note: This is a brief summary and not intended to be a contract.



## CITY COUNCIL AGENDA ITEM COVER MEMO

November 5, 2018

**To:** Mayor and City Council  
**Agenda Item:** 10(a) FY2019 Salary & Wages Structures  
**Submitted by:** Edward G. Williams, Ph.D., Director Human Resources & Org. Dev

### SYNOPSIS

This is a request to approve the proposed FY2019 Salary and Wages structures, as recommended by the benefits consultants in the City's most recent Market Compensation & Benefits study. This request also includes an authorization to award certification pay for Non-Exempt, Exempt, Certified Fire and Certified Police personnel.

These salary structures should assist in the recruiting and retention of qualified personnel. This action is consistent with the City's objective of developing and maintaining a High Performance Organization. Furthermore, the Council's Financial & Services Subcommittee reviewed the results of the Market Study, Certification and Salary & Wage Structures presented.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City
- Develop a high performing City team

### BACKGROUND

Consistent with its strategy of maintaining a financially sound and high performing organization, the City of Missouri City offers its employees a comprehensive Total Rewards package that includes market competitive salaries, health, dental, vision, life, accidental death, dismemberment, long term disability, retirement contributions, optional individual retirement accounts and other benefits.

In line with the City's Strategic Plan and Council Directives, the City commissions a market salary & benefits study to ensure that the salary, wages and benefits offered to its employees market competitive and internally equitable.

Prior to the current engagement, the city's last study was in May of 2016. The City Council approved the recommendations of a Market Compensation study, conducted by Segal-Waters Consulting, which included the adoption of market adjusted pay ranges for Exempt, Non-Exempt employees, Certified Police & Fire personnel; a three percent (3%) across the board adjustment for all employees at the minimum or above the then salary ranges and a recommendation to bring all personnel below the minimum of their respective ranges, to at least the minimum of the new ranges. The Council also approved the implementation of a process in which employees above the range minimum would receive a 2% Time-in-Position increase for each full year in position, not to exceed the range maximum.

On September 17, 2018, the City Council approved the FY2019 Budget, which also included the implementation of the most recent Compensation & Benefits Market Study, conducted by Gallagher Benefits Services (GBS). Based on the recommendations of the GBS Study, the Council's Financial & Services Subcommittee and staff recommends the adoption of the following:

All employees, excluding Department Directors and above, are placed into their respective proposed range based on time in position with a maximum allowable increase of 10%;

Employees whose current rate of pay is positioned in the proposed range at a rate of pay equal to or higher than their time in position rate will be given a 2% increase;

If the 2% increase puts them over the max of the proposed range, they will be brought to the max and the remainder of the increase will be awarded as a one-time lump sum payment, not added to the base salary, not to exceed \$1,500;

Individuals over the max of the new proposed range will receive a one-time lump sum, not added to the base salary, and not to exceed \$1,500;

Department directors' salaries are adjusted to be market competitive;

All costs associated reflect increases to base salaries only.

### BUDGET ANALYSIS

The FY2019 City Budget included funding to accommodate the proposed recommendations for structure adjustments, 2% increases and market adjustment for Exempt, Non-Exempt, Police & Fire Personnel and Executives.

The proposed adjustments would be effective on the first day of the first complete pay period in the FY2019. Budgeted amounts also includes corresponding contributions to the Texas Municipal Retirement System, FICA and overtime increases.

Funding Source	Account Number	Project Code/Name	FY 2019 Funds Budgeted	FY 2019 Funds Available	Amount Requested
101 – General Fund	51900 – Salary Adjustments		\$1,470,000		\$1,166,392

*\* Final implementation cost will be adjusted to reflect active employees at the time of implementation, considering that the initial estimate may include separated, recently promoted, retired or newly hired employees. Amount requested does not include the corresponding TMRS City contribution, which is budgeted in another line item in the FY 2019 Adopted Budget.*

**Financial/Budget Review:** Bertha P. Alexander, Budget & Financial Reporting Manager

### SUPPORTING MATERIALS

1. FY2019 Salary & Wages Structures

### STAFF'S RECOMMENDATION

Staff recommends approving as presented

**Director Approval:** Edward G. Williams, Ph.D., IPMA-SCP, Director  
Director of Human Resources & Org. Development

**Assistant City Manager/  
City Manager Approval:** Anthony J. Snipes, City Manager

ORDINANCE NO. O-18-\_\_

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS; AMENDING THE GENERAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; ADOPTING NEW PAY STRUCTURES AND A CERTIFICATION PAY PLAN FOR CERTAIN NON-EXEMPT PERSONNEL, EXEMPT PERSONNEL, CERTIFIED FIRE PERSONNEL, AND CERTIFIED POLICE PERSONNEL; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR REPEAL; AND PROVIDING FOR SEVERABILITY.**

\* \* \* \* \*

WHEREAS, pursuant to Ordinance No. O-18-26, passed and approved on September 17, 2018, the City Council of the City of Missouri City ("City Council") approved and adopted the City of Missouri City, Texas, General Budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019 (Fiscal Year 2019"); and

WHEREAS, the City Manager hereby requests City Council authorization to amend the City of Missouri City General Budget for the Fiscal Year 2019; and

WHEREAS, it is the desire of City Council to comply with the request of the City Manager; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. That the City of Missouri City hereby adopts new pay structures for certain non-exempt personnel, exempt personnel, certified fire personnel and certified police personnel. Copies of said pay structures are attached hereto as "Exhibit A" and incorporated herein for all purposes.

Section 3. That the City of Missouri City hereby adopts a certification pay plan for non-exempt personnel, exempt personnel, certified fire personnel and certified police personnel. A copy of said certification plan is attached hereto as "Exhibit B" and incorporated herein for all purposes.

Section 4. *Effective Date.* That this Ordinance shall be effective as of October 14, 2018.

Section 5. *Repeal.* That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 6. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED and ADOPTED on first and final reading this 5th day of November, 2018.

\_\_\_\_\_  
Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
E. Joyce Iyamu, City Attorney

# Exhibit A

## City of Missouri City Proposed Salary Structure

<b>DBM</b>	<b>Range Minimum</b>	<b>Range Mid- Point</b>	<b>Range Maximum</b>
A11	28,399	35,498	42,598
A12	29,828	37,286	44,743
A13	31,453	39,317	47,180
B21	33,279	41,599	49,919
B22	36,766	44,119	51,472
B23	37,506	46,883	56,260
B23P	43,132	53,916	64,699
B22P	42,281	50,737	59,193
B24	40,550	50,688	60,826
B24P	46,633	58,291	69,950
B25	44,604	55,755	66,906
B25P	51,294	64,118	76,942
B31	40,550	50,688	60,826
B32	44,604	55,755	66,906
C41	48,321	60,401	72,482
C41P	59,235	74,044	88,854
C42	51,509	64,386	77,264
C42P	65,217	81,522	97,827
C43	54,892	68,615	82,339
C43P	68,315	85,394	102,473
C44	59,404	74,255	89,107
C44P	74,763	93,454	112,144
C45	65,217	81,522	97,827
C45P	105,057	131,321	157,585
C51	59,404	74,255	89,107
C52	65,217	81,522	97,827
D61	67,695	88,003	108,312
D62	71,887	93,454	115,020
D62P	82,670	107,472	132,273
D63	76,268	99,148	122,028
D63P	87,708	114,020	140,332
D64	82,017	106,623	131,228
D65	89,300	116,089	142,879
D71	82,017	106,623	131,228
D72	89,300	116,089	142,879

Received from Lori Messer  
October 31, 2018  
4:24 p.m.

City of Missouri City  
Proposed Salary Structure

FY2019 Certified Police Salary Ranges

DBM	Range	Range Mid-	Range
	Minimum	Point	Maximum
P1	50,766	50,766	50,766
P2	53,961	64,753	75,545
P3	56,659	67,991	79,323
P4	74,987	82,486	89,985
P5	86,235	92,703	99,170
P6	98,895	107,301	115,707
P7	102,186	118,536	134,886

City of Missouri City  
Proposed Salary Structure

FY2019 Certified Fire Salary & Wage Ranges

DBM	Range	Range Mid-	Range
	Minimum	Point	Maximum
F1-2756	17.81	21.37	24.93
F1-2080	37,039	44,447	51,854
F2-2756	23.48	25.83	28.18
F2-2080	48,845	53,730	58,614
F3-2756	26.32	29.61	32.90
F3-2080	72,538	81,605	90,672
F4-2756	31.09	33.73	36.37
F5	93,849	101,826	109,803
F6	99,748	112,217	124,685

Exhibit B

CITY OF MISSOURI CITY - TEXAS

**FY2019 Certification Pay Table**

<b>SPECIALTY / CERTIFICATION</b>	<b>ELIGIBLE</b>	<b>MONTHLY</b>
Bilingual Skill Pay (Spanish)	All Employees	\$30
Intermediate TCO Certification	Telecommunications Officers	\$30
Advanced TCO Certification	Telecommunications Officers/Supervisors	\$30
Master TCO Certification	Telecommunications Officers/Supervisors	\$30
Communications Training Officer Certification	Telecommunications Officers/Supervisors	\$50
Intermediate Firefighter Certificate	Fire Dept	\$30
Advanced Firefighter Certificate	Fire Dept	\$30
Instructor's Certificate	Fire Dept	\$30
Inspector's Certificate	Fire Dept	\$20
Arson Investigator Certificate	Fire Dept	\$100
EMT Intermediate	Fire Dept	\$120
EMT Paramedic	Fire Dept	\$280
Intermediate Peace Officer Certificate	Certified Police Officers	\$50 *
Advanced Peace Officer Certificate	Certified Police Officers	\$100 *
Master Peace Officer Certificate	Certified Police Officers	\$150 *
Instructor's Certificate	Certified Police Officers	\$50 *
Field Training Officer	Certified Police Officers	\$50 *
SWAT Certification	Certified Police Officers	\$100 *
Special Crimes Unit (SCU)	Certified Police Officers	\$150
* An Officer shall only receive Certification pay for the highest certificate earned		



## CITY COUNCIL AGENDA ITEM COVER MEMO

November 5, 2018

**To:** Mayor and City Council  
**Agenda Item:** 11(a) Resolution adopting the 2019 State Legislative Agenda  
**Submitted by:** E. Joyce Iyamu, City Attorney

### SYNOPSIS

This proposed 2019 Texas Legislative Agenda is presented to the City Council for final consideration and adoption.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a Great Place to Live
- Maintain A Financially Sound City Government
- Grow Business Investments In Missouri City
- Have Quality Development Through Buildout

### BACKGROUND

Staff seeks Council adoption of the 86<sup>th</sup> Session Legislative Agenda document so that it may be printed and distributed prior to the beginning of the next legislative session. A draft of the legislative agenda was submitted to the City Council for consideration on August 20, 2018. The item was also discussed at a workshop today, November 5, 2018.

Key dates for the 2019 regular session of the Texas Legislature (the “86<sup>th</sup> Session”) are as follows:

- Early filing for legislation: November 12, 2018;
- The 86<sup>th</sup> Session begins: January 8, 2019;
- 60-day bill filing deadline: March 8, 2019;
- Adjournment: May 27, 2019; and
- Deadline for the governor to sign or veto bills: June 16, 2019.

### SUPPORTING MATERIALS

1. Resolution adopting the 2019 state legislative agenda

### STAFF'S RECOMMENDATION

Consider adopting the resolution.

**Director Approval:** E. Joyce Iyamu, City Attorney

RESOLUTION NO. R-19- \_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, ADOPTING THE 2019 LEGISLATIVE AGENDA FOR THE CITY OF MISSOURI CITY, TEXAS; PROVIDING FOR REPEAL; AND PROVIDING FOR SEVERABILITY.**

\* \* \* \* \*

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The City Council of the City of Missouri City, Texas, hereby adopts the City of Missouri City 2019 Legislative Agenda, as set forth in Exhibit "A," attached hereto and made a part hereof for all purposes.

Section 2. *Repeal.* All resolutions or parts of resolutions, if any, in conflict herewith, shall be and are expressly repealed to the extent of such conflict.

Section 3. *Severability.* In the event any clause, phrase, provision, sentence or part of this Resolution or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof, other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED and ADOPTED on this 5<sup>th</sup> day of November, 2018.

\_\_\_\_\_  
Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
E. Joyce Iyamu, City Attorney

# CITY OF MISSOURI CITY, TEXAS

## 86<sup>th</sup> TEXAS LEGISLATURE

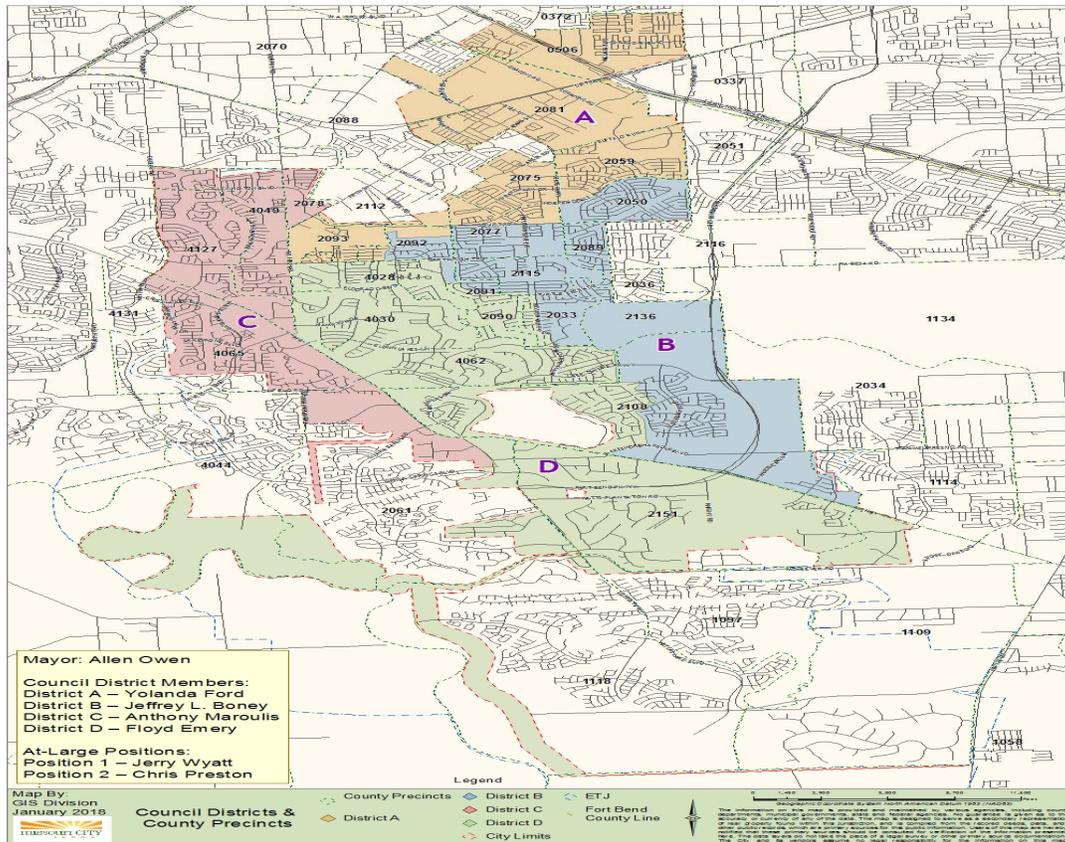
# 2019 LEGISLATIVE AGENDA



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# Council District Map and Council Photo



First row: Floyd Emery, District D; Allen Owen, Mayor; and Yolanda Ford, District A  
Second row: Chris Preston, Councilmember-at-large, Position No. 2, Jerry Wyatt, Councilmember-at-large, Position No. 1; Jeffrey Boney, District B; and Anthony Maroulis, District C

# Legislative Priorities

The City of Missouri City's 86<sup>th</sup> Texas Legislative Agenda encapsulates the City's highest priorities for the upcoming legislative session. The agenda serves, not only as an explicit authorization, but as a roadmap for the City's staff and representatives to act on behalf of the City during the 86<sup>th</sup> session of the Texas Legislature. The City of Missouri City also strives to work with other entities, including, but not limited to, other cities and the Texas Municipal League, in a spirit of collaboration and teamwork when the positions of such entities are consistent with the City of Missouri City's priorities. The City of Missouri City's legislative priorities are as follows:

- ❖ Preserve local control and home-rule city authority.
- ❖ Maintain local funding mechanisms.
- ❖ Reject unfunded state mandates.

In consideration of those priorities, Missouri City supports and opposes, as applicable, the following:

## Support

- ❖ Support legislation that would preserve local control.
- ❖ Support legislation that enhances the City of Missouri City's ability to solve problems and improve the quality of life for its residents.
- ❖ Support legislation that would allow local governments to meet statutory notice requirements by providing public notices on the websites of such local governments.
- ❖ Support legislation that allows the City of Missouri City to set its budget and levy its taxes in accordance with the needs of Missouri City's residents.
- ❖ Support additional funding options for city and regional transportation programs.
- ❖ Support state-funded and local-option funding choices for economic development and transportation purposes.
- ❖ Support legislation that would protect the City of Missouri City's previous and future investments in the Texas Municipal Retirement System (TMRS).
- ❖ Support legislation advocated by entities to which the City of Missouri City belongs that is consistent with the priorities set forth by the City. Such legislation may include, but is not limited to:
  - a. Legislation relating to regulating pay day lending establishments;
  - b. Increasing the efficiency of intergovernmental relationships between local governments and state agencies; and
  - c. Preserving and protecting municipalities' zoning, extraterritorial, and annexation authority.
- ❖ Support legislation that promotes the general interests of the City's residents, including, but not limited to, initiatives that:
  - a. Address the public school finance system;

## Exhibit "A"

- b. Allow home-rule cities to provide adequate, as determined by the duly elected local governing body, fire, police, code enforcement, and park services;
- c. Foster economic development; and
- d. Increase efficiency in the provision of open meetings and records.

### Oppose

- ❖ Oppose unfunded state mandates.
- ❖ Oppose legislation that erodes the City of Missouri City's ability to govern its affairs.
- ❖ Oppose legislation that changes the current property or sales tax systems, as well as, other income producing structures in a manner that would cause the City of Missouri City to lose revenue or the ability to raise revenue.
- ❖ Oppose legislation that would further lower the appraisal cap.
- ❖ Oppose legislation that would preempt municipal franchise fee authority.
- ❖ Oppose legislation that erodes the authority of home-rule cities.
- ❖ Oppose preemptive legislation that either limits the scope of existing authority or that would weaken the City of Missouri City's ability to sustain the land use character of the City of Missouri City. Such legislation may include legislation relating to the following:
  - a. Contract licensing/registration;
  - b. Permitting;
  - c. Zoning; and
  - d. Short-term rentals.
- ❖ Oppose legislation that would restrict the use of economic development tools available to local governments such as tax abatement, tax increment reinvestment zones and Chapter 380 agreements.
- ❖ Oppose legislation that erodes municipal authority over municipal right-of-ways or prevents the City from being compensated for the use of its public property.
- ❖ Oppose legislation that erodes municipal sovereign immunity.

# 2019 Texas Legislative Agenda

The specific areas of interest for the City of Missouri City 2019 Texas Legislative Agenda\* are as follows:

1. **Property tax reform:** The City of Missouri City opposes legislation that would limit the City's ability to fund services for its residents and businesses, including, but not limited to, legislation that reduces the rollback rate from eight percent to a lower rate.
2. **Public safety:** The City of Missouri City supports legislation that would repeal § 1702.134 of the Texas Occupations Code, which allows a license holder or an employee of a license holder for alarm system sales to solicit in cities without obtaining a permit or license from such cities.
3. **Crime district:** The City of Missouri City supports legislation that would allow a city to impose a sales and use tax rate that exceeds the current maximum combined allowable sales and use tax rate prescribed by §321.101(f) of the Texas Tax Code to create a crime district for enhanced security.
4. **Sales tax elections for economic development and other purposes:** The City of Missouri City supports legislation that would allow municipalities to hold elections to increase the sales tax above the current limit for the purpose of economic development or for other governmental purposes.
5. **Special district annexation:** The City of Missouri City supports legislation that allows a municipality to annex land within a special district without dissolving the district and without taking on the debt obligations of the district. Additionally, the City of Missouri City supports legislation that would prevent all special districts from annexing land within a city's extraterritorial jurisdiction without the consent of the city.
6. **Abatement of weeds:** The City of Missouri City supports legislation that would amend §342.008 of the Texas Health and Safety Code to allow a city to abate weeds that are either 48 inches or higher or weeds that are an immediate danger to the health, life, or safety of individuals.
7. **Vesting of certain permits:** The City of Missouri City supports legislation that would clarify that Chapter 245 of the Texas Local Government Code does not apply to a permit issued for the construction of a structure intended for human habitation that is issued under regulations adopting uniform building, fire, electrical, plumbing or mechanical codes adopted by national code organizations.

8. **Redevelopment incentive program:** The City of Missouri City supports legislation that would provide an incentive for investing in redevelopment projects. Such legislation may offer a state franchise tax credit for investments in qualifying projects in certain redevelopment areas. Such program could serve as a pilot project patterned after the federal new market tax credit program. Several states, including Alabama, Kentucky, Florida, and Missouri have similar programs.

\* Missouri City's legislative agenda may be adjusted from time to time during the legislative session.



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**November 5, 2018**

**To:** Mayor and City Council  
**Agenda Item:** 11(b) Resolution authorizing placement of retired K-9 officer  
**Submitted by:** Lance Bothell, Assistant Chief of Police

**SYNOPSIS**

This resolution authorizes the placement of recently retired K-9 Officer Hektor with his handler, Officer Nickolas Ibanez, and declares such placement a public benefit.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Develop a high performance City team.

**BACKGROUND**

Article III, Section 52 of the Texas Constitution provides that the Texas legislature cannot authorize a municipality in the state of Texas to lend credit or grant public funds or things of value to any individual, association, or corporation. A common exception to this prohibition is if the credit or thing of value is granted in order to serve a public purpose. Declaring that the expenditure of public funds furthers a public purpose is a legislative function.

This resolution authorizes retired K-9 Officer Hektor to be placed with his longtime handler, Officer Ibanez of the Missouri City Police Department. Such placement serves the public purpose of ensuring that K-9 units are treated well after years of service with the City, and increases officer morale by providing for the continued companionship between the K-9 officer and his handler.

**BUDGET ANALYSIS**

None

**SUPPORTING MATERIALS**

1. Resolution

**STAFF'S RECOMMENDATION**

Consider adopting the resolution.

**Assistant City Manager/  
City Manager Approval:**

**Bill Atkinson, Assistant City Manager**

**RESOLUTION NO. R-18-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, AUTHORIZING THE PLACEMENT OF RETIRED K-9 OFFICER HEKTOR WITH HIS FORMER HANDLER, AND CONTAINING OTHER PROVISIONS RELATED THERETO.**

\* \* \* \* \*

WHEREAS, K-9 officers aid the Missouri City Police Department in its fundamental duties of serving the community, safeguarding lives and property, protecting the City's residents, and keeping the peace; and

WHEREAS, K-9 Officer Hektor, a Belgian Malinois, has helped the Missouri City Police Department in such duties by tracking and apprehending criminal suspects, locating evidence, searching for illegal drugs, and working with the Fort Bend County Regional SWAT team; and

WHEREAS, the City Council of the City of Missouri City recognized Hektor for his years of service and his retirement on September 4, 2018; and

WHEREAS, the City Council determines that ensuring the appropriate placement of retired K-9 officers through continued companionship with their former handlers furthers the goal of safeguarding the residents of the City of Missouri City by maintaining officer morale, thereby serving a public purpose; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. The City Council of the City of Missouri City hereby authorizes the City's placement of K-9 Officer Hektor with his former handler, Officer Nickolas Ibanez.

Section 3. The City Council of the City of Missouri City hereby finds and declares that such placement of its retired K-9 officer serves a public purpose.

PASSED, APPROVED AND ADOPTED, this the 5<sup>th</sup> day of November, 2018.

ATTEST:

\_\_\_\_\_  
Allen Owen, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson, City Secretary

\_\_\_\_\_  
E. Joyce Iyamu, City Attorney



**Council Agenda Item  
November 5, 2018**

**12. CITY COUNCIL ANNOUNCEMENTS**

*Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):*

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Finances and Services Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Economic Development Committee, Missouri City Parks Foundation, Missouri City Police and Fire Auxiliary, Livable Community Committee, Texas Parkway Alliance, High Performance Organization Committee, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Planning, Development and Infrastructure Committee, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Community Development Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and the Greater Houston Partnership and Emergency Management updates.

**13. CLOSED EXECUTIVE SESSION**

*The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.*

**14. RECONVENE**

*Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.*

**15. ADJOURN**

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