



Sherry Garrison, Council Position 1
TJ Haight, Council Position 2
Tommy Ginn, Council Position 3

Bill Patterson, Council Position 4
Ron Martin, Council Position 5
Rae A. Sinor, Council Position 6

James Stokes, City Manager
Gary Jackson, Assistant City Manager

Jerry Mouton Jr., Mayor

Shannon Bennett, TRMC, City Secretary
Jim Fox, City Attorney

Ordinance #4078

Resolution #2019-10

CALL TO ORDER

The 1734th meeting of the Deer Park City Council.

INVOCATION

PLEDGE OF ALLEGIANCE

AWARDING/REJECTING BIDS

1. Awarding bid for the 2019 Lane Striping Project.

[BID 19-021](#)

Recommended Action:

It is the City Engineer's recommendation that the City of Deer Park award the bid to Semper Striping, LLC. This was the lowest qualified bidder for this project.

Department: Public Works

2. Set aside and re-award the bid for a one-year supply of Sodium Hexametaphosphate for the Water Treatment Plant with the option to renew for an additional year.

[BID 19-015](#)

Recommended Action:

Set aside and re-award the bid for a one-year supply of Sodium Hexametaphosphate, with the option to renew for an additional year, to Chemical Connection.

Department: Finance

Attachments: [Soduim Hex Bid Tab](#)

CONSENT CALENDAR

3. Approval of minutes of workshop meeting on May 21, 2019.

[MIN 19-080](#)

Recommended Action:

Approval of minutes

Attachments: [CC_MW_052119](#)

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

4. Approval of minutes of regular meeting on May 21, 2019. [MIN 19-081](#)
- Recommended Action:** Approval of minutes
- Attachments:** [CC MR 052119](#)
5. Approval of tax refund to McGrath Rentcorp in the amount of \$893.03 due to an overpayment. [TAXR 19-048](#)
- Recommended Action:** Approve the tax refund to McGrath Rentcorp.
- Department:** Finance
6. Authorization to seek bids for the printing of the City of Deer Park Quarterly Messenger for a one-year term with the option to renew for an additional year in each of the successive two years. [AUT 19-017](#)
- Recommended Action:** Authorization to seek bids for the printing of the City of Deer Park Quarterly Messenger for a one-year term with the option to renew for an additional year in each of the successive two years.
- Department:** Finance
7. Authorization to seek bids on the Police Firearms Training Facility repair project. [BID 19-018](#)
- Recommended Action:** Authorize seeking bids for the Police Firearms Training Facility repairs project.

COMMENTS FROM AUDIENCE

The Mayor shall call upon those who have registered to address Council in the order registered. There is a five minute time limit . A registration form is available in the Council Chambers and citizens must register by 7:25 p.m.

NEW BUSINESS

8. Consideration of and action on an agreement with Shell for the donation of seven framed watercolor paintings by artist Martha Hayes depicting the City and Shell's history. [AGR 19-021](#)
- Recommended Action:** Approve the donation agreement.
- Attachments:** [Shell_DeerPark_Material Donation Agreement](#)
9. Consideration of and action on authorizing the purchase of roof repairs from Atlas Universal Roofing, Inc through Choice Facility Partners Cooperative Member # 18/060JN-01 for roof repairs at Earl Dunn Gymnasium. [AUT 19-029](#)
- Recommended Action:** Authorize purchase of roof repairs from Atlas Universal Roofing, Inc. through Choice Facility Partners Cooperative Member # 18/060JN-01 for roof repairs at Earl Dunn Gymnasium.
- Attachments:** [20090521-Deer Park - Earl Dunn Gym Roof Rehabilitation - Proposal Package](#)

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

10. Consideration of and action on authorizing the purchase of HVAC repairs at the Municipal Courts & Theatre Building from Johnson Controls through TIPS Contract #18010101. [AUT 19-028](#)

Recommended Action: Authorize purchase from Johnson Controls through TIPS Contract #18010101 for HVAC repairs at the Municipal Courts & Theatre Building.

Attachments: [EnergyGuard_Resistance List Aluminium-Green-Yellow](#)
[YLAA DWG](#)
[EnergyGuardFlyer-New](#)
[Performance Sheet](#)
[City of Deer Park Municipal Building Chiller Replacement Proposal REV01](#)

11. Consideration of and action on the approval of a request from Ballard Exploration Company, Inc. for a Geophysical Permit. [ACT 19-018](#)

Recommended Action: Approve the request submitted.

Attachments: [Geophysical Permit](#)
[Geophysical Payment](#)
[Geophysical Ord.](#)

12. Consideration of and action on renewing the contract with KHSS Ventures, Inc. (DBA Skillet's Restaurant) for the Senior Meals Program. [CON 19004](#)

Recommended Action: Renew the contract with KHSS Ventures, Inc. (DBA Skillet's Restaurant) for the Senior Meals Program.

Department: Finance
Attachments: [2016 Maxwell Meals RFP](#)
[Skillet's Renewal Prices \(Email 05.22.19\)](#)

13. Consideration of and action on an ordinance annexing a 37.0002 acre tract within the City's Extra Territorial Jurisdiction into the City of Deer Park upon written request of the property owner and approving a service plan for such territory. [ORD 19-048](#)

Recommended Action: Approve the ordinance.

Attachments: [Ordinance - Annex 37.0002 Acres_060419](#)
[Revised Annexation MB 5-13-19](#)
[342-15 PHASE 1 ANNEX 5-13-19](#)
[Revised Submittal removing 12 acres and 710 ft fee strip 5.28.19](#)
[City of Deer Park Molto Properties Annexation Request 1.25.19 FINAL Annexation Agreement signed by Molto](#)
[Molto Properties Annexation and Zoning Timeline May 2019](#)

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

14. Consideration of and action on approval of a sewer line maintenance agreement with Molto Properties Fund III LLC. [ORD 19-050](#)
- Recommended Action:** Approve the agreement.
- Attachments:** [Sewer Maintenance Agreement signed by Molto](#)
15. Consideration of and action on a referral to the Planning and Zoning Commission to amend the Zoning Ordinance by allowing lay down yards in M3 district; add use groups 34 and 35 to principal uses in M3 district; including office warehouse or distribution center as a permitted use in the M3 district; requiring a specific use permit. [AMD 19-003](#)
- Recommended Action:** Recommend to the Planning & Zoning Commission that the Zoning code to make these revisions.
- Attachments:** [Amend Appendix A Zoning-M3-05-2019 \(003\)](#)
[Molto Properties Annexation and Zoning Timeline May 2019](#)
16. Consideration of and action on authorization to establish a zone designation for Intensive Industrial (M3) District. [AUT 19-033](#)
- Recommended Action:** Refer to the Planning and Zoning Commission to schedule a Public Hearing.
- Attachments:** [Letter of Intent](#)
17. Consideration of and action on the request of Molto Properties for a Specific Use Permit to construct a bulk warehouse at 739 Independence Parkway. [SUP 19-001](#)
- Recommended Action:** Refer to Planning and Zoning Commission to schedule a Public Hearing.
- Attachments:** [Molto SUP](#)
18. Consideration of and action on an ordinance amending the Fiscal Year 2018-2019 Capital Improvements Fund Budget for the purchase of Phase 2 and Phase 3 of the Whelen Outdoor Siren System Upgrade. [ORD 19-051](#)
- Recommended Action:** Approve the ordinance amending the Fiscal Year 2018-19 Capital Improvements Fund Budget for the purchase of Phase 2 and Phase 3 of the Whelen Outdoor Siren System Upgrade.
- Department:** Public Works
- Attachments:** [Ord - Amend Budget FY19 Sirens](#)

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

19. Consideration of and action on an ordinance approving and accepting the dedication from Sanwood Investments, L.P. to the City of Deer Park of a waterline easement.

[ORD 19-047](#)

Recommended Action: Approve the ordinance.

Attachments: [Sanwood Waterline Easement Ordinance](#)
[Sanwood Waterline Easement](#)
[Sanwood Waterline Easement Sketch](#)

ADJOURN

Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
May 31, 2019

City Hall is wheelchair accessible and accessible parking spaces are available. Hearing assistance devices are available. Requests for accommodations services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281-478-7248 for further information.

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.