

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes of

THE 1736th REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD IN CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON JULY 2, 2019, AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.	MAYOR
SHERRY GARRISON	COUNCILWOMAN
TJ HAIGHT	COUNCILMAN
TOMMY GINN	COUNCILMAN
BILL PATTERSON	COUNCILMAN
RON MARTIN	COUNCILMAN
RAE SINOR	COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES	CITY MANAGER
GARY JACKSON	ASSISTANT CITY MANAGER
SHANNON BENNETT	CITY SECRETARY
JIM FOX	CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the meeting to order at 7:30 p.m.
2. INVOCATION – The invocation was given by Councilman Patterson.
3. PLEDGE OF ALLEGIANCE – Councilman Martin led the Pledge of Allegiance to the United States Flag and led the Texas Flag Pledge.
4. PRESENTATION OF ART PARK PLAYERS MAMMA MIA PRODUCTION – Parks and Recreation Director Charlie Sandberg announced the presentation of the Mama Mia Production.

Theater Supervisor Susan Mele commented, “There are no words to tell you all what this means to me. Thank you all so much for supporting the Theater. We are so honored to be a part of the City of Deer Park and we hope to make you proud.”

5. PROCLAMATION FOR PARKS & RECREATION MONTH OF JULY 2019 – Mayor Mouton presented a proclamation for Parks and Recreation Month of July 2019 to Parks and Recreation Director Charlie Sandberg and Staff.

6. PRESENTATION / RECOGNITION OF CAMP CRABGRASS STAFF – Parks and Recreation Youth Programs Coordinator Kristin Villalovos gave details of the event that occurred on June 12, 2019 on the way home from Typhoon Texas. Bus 935 pulled over on the side of I-10E due to smoke coming from the front of the bus under the hood. A decision was made to transfer the kids and Staff to the other bus, 936, that was also enroute along with bus 935. There were 35 kids and 9 Staff members on bus 935 and 30 kids with 9 Staff members on bus 936. The buses were on the shoulder against a cement wall with only 2-3 feet of space and with an entrance ramp on the other side where cars entering the freeway about 1,000 feet in front of the buses. The children were transported quickly, calmly and safely to the other bus. Staff used themselves as a barrier between the traffic and the children as the transporting from one bus to another took place.

Ms. Villalovos commented, “I can’t thank Staff enough and tell you how appreciative I am for all of you.”

Councilman Martin commented, “I just want to thank you and everyone here, as well as the Staff that is not. It means a lot to hear you tell it, but it also means a lot to see the faces of the people that executed that to keep our kids safe. I didn’t even think about the process of moving the kids, but just hearing it, it is amazing. Thank you all very much.”

7. SET ASIDE THE AWARD OF BID, REJECT ALL BIDS RECEIVED AND ADVERTISE AND ACCEPT NEW BIDS FOR A ONE-YEAR SUPPLY OF REFUSE BAGS – Motion was made by Councilman Ginn and seconded by Councilman Patterson to set aside the award of bid, reject all bids received and advertise and accept new bids for a one-year supply of refuse bags. Motion carried 7 to 0.
8. CONSENT CALENDAR – Motion was made by Councilman Patterson and seconded by Councilman Martin to approve the consent calendar as follows:
 - a. Approval of minutes of workshop meeting on June 18, 2019.
 - b. Approval of minutes of regular meeting on June 18, 2019.
 - c. Approval of tax refund to Arminda Mesa in the amount of \$1,320.17 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.
 - d. Approval of tax refund to Deerwood Glen Business Park in the amount of \$600.99 due to a value decrease granted by Harris County Appraisal District.
 - e. Approval of tax refund to Clay Real Estate Holdings #3 in the amount of \$1,925.98 due to a value decrease granted by Harris County Appraisal District.
 - f. Approval of tax refund to Clay Real Estate Holdings #3 in the amount of \$1,399.22 due to a value decrease granted by Harris County Appraisal District.

- g. Approval of tax refund to Chris Dooley in the amount of \$2,435.70 due to a value decrease granted by Harris County Appraisal District.
- h. Approval of tax refund to Michael Wagner in the amount of \$548.33 due to a homestead exemption granted by Harris County Appraisal District.
- i. Approval of tax refund to Michael & Patti Wagner in the amount of \$673.88 due to a homestead exemption granted by Harris County Appraisal District.
- j. Approval of tax refund to National Tax Search in the amount of \$4,924.39 due to a value decrease granted by Harris County Appraisal District.
- k. Approval of tax refund to HEB in the amount of \$9,302.26 due to a value decrease granted by Harris County Appraisal District.
- l. Approval of tax refund to HEB in the amount of \$535.28 due to a value decrease granted by Harris County Appraisal District.

Motion carried 7 to 0.

9. COMMENTS FROM AUDIENCE –

- a. Ronald Moody, 413 W. Forrest Lane, commented, “Thank you for entertaining me tonight. I come to inquire about the status of the kilns at the Maxwell Center, to see if they have been tested and to see if they work. Also, I wanted to see if or if not the kilns will be installed at the Maxwell Center. If someone could answer these questions about that I would appreciate it.”
- b. James Padgett, 2211 Plunkett Street, commented, “The reason I am here to tonight is because I am trying to get a street light in front of my house. I am very grateful to Mr. Tommy Ginn because he has helped me tremendously to get this ball rolling. It is almost done, but there has been a little snare. There are ten lights on my street, four of those lights are owned by CenterPoint Energy. The poles are numbered. I have been told that if those poles do not have numbers on them, the City of Deer Park owns those poles. Most of those poles do not have lights. There are a total of six lights, four owned by CenterPoint Energy and two are for Deer Park. I have sought approval to have a light installed in front of my house. There is a pole that separates two houses directly across from my driveway. I burn my lights 24 hours a day for security. When there are no lights on, it is black. You cannot see your driveway or anywhere around. Long story short, I am working with Randy Morehead who has been very helpful up until last week. This all started the first week of April. I was promised that the light would be installed sometime around the 11th of June. That date has come and gone, we are now in July. I can’t get anywhere with them. So, I am seeking approval from Council to assist me to find somebody to call or dispatch from CenterPoint. Mr. Morehead told me my light was going to get installed, but he couldn’t tell me when or who to talk to. I can’t get any answer as to what department or dispatch, other than he has released my order to installation. I can’t get anywhere with someone to talk to as far as getting the light

installed. I spoke with Ms. Libby Blair and she has told me it has been approved and that it has been added to the City budget. I need help to get with CenterPoint Energy, to say we approved this so let's get a light there on Plunkett Street so those people will not pull off into someone's ditch and be able go to bed without the lights on at night."

10. CONSIDERATION OF AND ACTION ON AN ADVERTISING CAMPAIGN TO ENCOURAGE VISITATION TO DEER PARK AND SAN JACINTO MONUMENT - RE-DIRECTION OF FUNDING PREVIOUSLY ALLOCATED FOR SAN JACINTO DAY FESTIVAL SPONSORSHIP (HOT FUNDS) – Motion was made by Councilman Patterson and seconded by Councilman Ginn to authorize the reallocation of the \$10,000 in HOT funds for an advertising campaign to promote tourism to Deer Park and the San Jacinto Monument.

Public Relations/Marketing Specialist Kristin Callahan commented, "This year, as we have done in years past, we allocated \$10,000 in Hotel Occupancy Tax funds to support the San Jacinto Day Festival. Due to the ITC incident that occurred, the festival did not take place, therefore, the City was not invoiced for that sponsorship. What we are proposing, is that we utilize the \$10,000 from the Hotel Occupancy Tax Funds that would have been used to support the festival and to promote tourism to the City of Deer Park and the San Jacinto Monument, for an advertising campaign. The campaign would literally encourage people to visit Deer Park, the San Jacinto Monument and to take part in the Energy Exhibit currently on display. This campaign was designed by the Houston Chronicle that falls in line with the media contract we have with the publication, to achieve 1.4 million impressions for our \$10,000 investment, which is right on par with what we get with our standard contract with them. The cities we would be reaching would be Houston, Dallas, Austin, San Antonio and Galveston. You would be getting a package of six sizes of different digital banners and mobile ads to go throughout the Chronicle's network. We hope you will support this because it allows us to use the funding in this fiscal year for which it was allocated for. It does not change the fact that we will support the festival in the future. This is just a way to use the money now to support the Monument when it really needs another push to get visitors back to the site. This is also a great opportunity for us to push our new tourism URL, the visit.DeerParktx.org, is on all of the digital ads where the people can go for more information."

Councilman Martin asked, "Will you or the Chronicle get the click through rates?"

Ms. Callahan responded, "Yes."

Motion carried 7 to 0.

11. CONSIDERATION OF AND ACTION ON AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 GOLF COURSE LEASE FUND BUDGET FOR THE REPLACEMENT OF THE IRRIGATION PUMP STATION AT BATTLEGROUND GOLF COURSE – After a proposed ordinance was read by caption, motion was made by

Councilwoman Garrison and seconded by Councilman Patterson to adopt Ordinance No. 4082, captioned as follows:

AN ORDINANCE AMENDING THE 2018-2019 BUDGET FOR THE CITY OF DEER PARK, TEXAS, AND APPROPRIATING THE SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Motion carried 6 to 1 with Councilwoman Sinor voting in opposition.

12. CONSIDERATION OF AND ACTION ON AUTHORIZING THE PURCHASE OF REPLACEMENT IRRIGATION PUMP STATION AT BATTLEGROUND GOLF COURSE FROM ZONE INDUSTRIES, DBA PRECISION PUMP SYSTEMS THROUGH BUY BOARD CONTRACT #589-19 FOR THE BATTLEGROUND GOLF COURSE – Motion was made by Councilman Patterson and seconded by Councilman Martin to authorize the purchase of replacement irrigation pump station at Battleground Golf Course from Zone Industries, DBA Precision Pump Systems through Buy Board Contract #589-19 for the Battleground Golf Course.

Councilwoman Sinor asked, “What happened in the meeting where Dale Bowman made a presentation stating a brand new pump station cost \$87,553? What happened to that number and why is this so much more?”

Parks and Recreation Director Charlie Sandberg responded, “I was at that meeting. That was somebody that Touchstone brought in. We took that information and there was an analysis done on it. I turned it over and starting working with Assistant Public Works Director Brent Costlow and City Engineer Adam Ballasteros. That information had a very small portion of what needed to be done out there. The system that we choose is more comparable because our Staff knows how to work on it which would be better for the City.”

Mr. Ballasteros commented, “We did evaluate that scenario. I evaluated that pump system that is a vertical turbine pump that is currently in there and is not the best configuration for what it is being used for. That pump system was for materials only and did not include the installation for it. In addition, there would be crane costs and removal of the existing pump station. This cannot be operated at the same time. A lot of those things that were incorporated into that, were not evaluated. Typically, any time there is a materials charge with an estimate, you will find that the labor will typically be double the cost. After looking at other systems, that were not the right system going forward. We didn’t want to have to deal with that problem. An identical pump system was evaluated, which golf course operators are more familiar with, a flowtronic system, like the one that is currently there. However, looking at what our Staff capabilities are, we decided that the self priming lift pumps would be the better choice for it. They could be off loaded from a truck easily. We could do much of the work ourselves, whether it is through demolition of the existing building or funding for a demolition at a later time. This system is more robust, more familiar so that we won’t experience these same problems we have now, later on. We believe the \$275,000 is an accurate representation of the installation and fabrication of the pump system.”

Councilman Patterson asked, "Are you saying the \$87,000 estimate did not include all the costs associated with that project?"

Mr. Ballasteros responded, "Correct."

Councilman Patterson asked, "How much more money would have to be added to the \$87,000 in order to get a comparable cost?"

Mr. Ballasteros responded, "We estimated the cost to be \$100,000 to \$150,000 in addition to the \$87,000."

Councilwoman Garrison asked, "Who was the person who gave the presentation, an employee of Touchstone or an employee of the City of Deer Park?"

Assistant City Manager Gary Jackson commented, "I was there, the previous course Superintendent Dennis Dickson, who is no longer employed by Touchstone, brought this private company with a private pump service. No one knew it was going to be on the agenda."

Councilwoman Garrison commented, "So really and truly, this should not have happened because normally the city would oversee and take over. This was fluke thing that happened and you all were misled that it would cost \$87,000 and you didn't have any idea of how much it was going to cost."

Mr. Ballasteros responded, "No evaluation was performed."

Mr. Jackson commented, "There would have been an advanced notice. We would have been able to compare options."

Councilman Patterson asked, "What was the action after the meeting?"

Mr. Jackson commented, "The Superintendent was supposed to get with the Public Works Department because this was news to all of us at the committee meeting. He was to compare that with the knowledgeable people in Public works and have Public Works evaluate. The contacted a couple of companies the City works with that are experienced in the pump system."

Councilwoman Rae Sinor commented, "I wanted some answers. We hired Touchstone to manage this place. We obviously trust them or they would not be here, even with all they trouble. I want this on the record and these questions answered. This is a big difference in the numbers. I don't want to say it was a fluke."

Councilman Patterson commented, "The action from the meeting was for the City to review and they have done that."

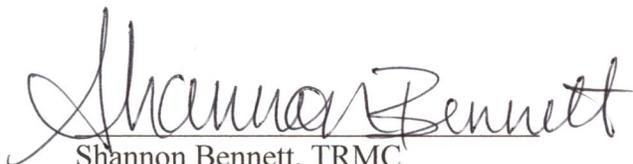
Mr. Stokes commented, "At every Golf Course Committee Meeting, there is always an update on maintenance and operations."

Motion carried 6 to 1 with Councilwoman Sinor voting in opposition.

13. ADJOURN – Mayor Mouton adjourned the meeting at 8:18 p.m.

ATTEST:

APPROVED:



Shannon Bennett, TRMC
City Secretary



Jerry Mouton, Jr.
Mayor