

Sherry Garrison, Council Position 1  
Thane Harrison, Council Position 2  
Tommy Ginn, Council Position 3

James Stokes, City Manager  
Gary Jackson, Assistant City Manager



Jerry Mouton Jr. , Mayor

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

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

Ordinance #4050

Resolution #2019-04

## CALL TO ORDER

*The 1726th meeting of the Deer Park City Council.*

## INVOCATION

## PLEDGE OF ALLEGIANCE

## PRESENTATIONS

1. Presentation of Forever Plaid.

[PRE 19-005](#)

**Recommended Action:** Applause

## PUBLIC HEARINGS

2. Joint Public Hearing from the request of SLI group representing Magnum Enterprises to rezone 202 East 13th Street from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.

[JPH 19-004](#)

**Recommended Action:** Hear comments for or against the rezone request

**Attachments:** [Rezoning-202 E. 13th-Magnum Enterprises 605 p.m.](#)  
[202 E. 13th](#)

3. Joint Public Hearing from the request of SLI group representing Magnum Enterprises to rezone 202 East 13th Street, Suite A from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.

[JPH 19-005](#)

**Recommended Action:** Hear comments for or against the rezone request

**Attachments:** [Rezoning-202 E. 13th-Magnum Enterprises 610 p.m.](#)  
[202 E. 13th Ste A](#)

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*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. Joint Public Hearing from the request of SLI group representing Magnum Enterprises to rezone 202 East 13th Street, Suite B from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage. [JPH 19-006](#)

**Recommended Action:** Hear comments for or against the rezone request

**Attachments:** [Rezone-202 E. 13th-Magnum Enterprises- 615 p.m.](#)  
[202 E. 13th Ste. B](#)

5. Joint Public Hearing from the request of Shell Federal Credit Union to rezone 301 East 13th Street Suite A, from General Commercial (GC) to Office Professional (OP) to construct a new office building. [JPH 19-007](#)

**Recommended Action:** Hear comments for or against the rezone request

**Attachments:** [Rezone-301 E. 13th-Shell Credit-620 p.m.](#)  
[301 E. 13th](#)

6. Joint Public Hearing from the request of Shell Federal Credit Union to rezone 1241 Center, from General Commercial (GC) to Office Professional (OP) to construct a new office building. [JPH 19-008](#)

**Recommended Action:** Hear comments for or against the rezone request

**Attachments:** [Rezone-1241 Center-Shell Credit-625 p.m.](#)  
[1241 Center](#)

## CONSENT CALENDAR

7. Approval of minutes of Joint meeting of September 24, 2018. [MIN 19-027](#)

**Recommended Action:** Approved

**Attachments:** [CDC\\_MW\\_092418.JOINT CC PARC](#)

8. Approval of minutes of workshop meeting of January 15, 2019. [MIN 19-028](#)

**Recommended Action:** Approved

**Attachments:** [CC\\_MW\\_011519](#)

9. Approval of minutes of regular meeting of January 15, 2019. [MIN 19-029](#)

**Recommended Action:** Approved

**Attachments:** [CC\\_MR\\_011519](#)

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10. Acceptance of Quarterly Investment Report for the Quarter Ended December 31, 2018. [RPT 19-004](#)

**Recommended Action:** Accept the Investment Report for the Quarter Ended December 31, 2018.

**Attachments:** [2019 1Q Investment Report](#)

11. Acceptance and release of retainage for the 2nd Street Waterline Rehabilitation Project. [ACT 19-005](#)

**Recommended Action:** Staff is requesting acceptance and retainage release for the completed project

**Department:** Public Works

**Attachments:** [closeout docs for 2nd street waterline](#)

12. Acceptance, approval of Balancing Change Order and release of retainage for the CMP Rehabilitation - Phase 3 Project. [ACT 19-003](#)

**Recommended Action:** Staff is requesting acceptance and retainage release for the completed project

**Department:** Public Works

**Attachments:** [CO for CMP rehab](#)

13. Acceptance of the Deer Park Community Development Corporation's quarterly report for the period of October 1, 2018 - December 31, 2018. [RPT 19-010](#)

**Recommended Action:** Accept the Deer Park Community Development Corporation's quarterly reports for the period of October 1, 2018 - December 31, 2018.

**Department:** City Manager's Office, Finance and Parks & Recreation

**Attachments:** [CDC Quarterly Report 2018](#)

## 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

14. Consideration of and action on authorization to renovate and resurface the Adult Softball Complex with Athletic Field Specialists through Buy Board Contract #560-18. [AUT 19-005](#)

**Recommended Action:** Authorize to renovate and resurface the Adult Softball Complex with Athletic Field Specialists through Buy Board Contract #560-18

**Attachments:** [img01302019\\_0001](#)

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15. Consideration of and action on a proposal from Ron Cox Consulting for facilitating a goal setting/strategic planning process for the City Council and City Staff. [AGR 19-006](#)

**Recommended Action:** Authorize an agreement with Ron Cox Consulting to facilitate a goal setting/strategic planning process for the City Council and City staff.

**Department:** City Manager's Office

**Attachments:** [Ron Cox - Deer Park-Letter of Agreement Retreat Services 1-10-19](#)

16. Consideration of and action on an agreement with Houston Community Newspapers. [AGR 19-005](#)

**Recommended Action:** Approval of agreement.

**Attachments:** [HCN agreement](#)

17. Consideration of and action on a one year contract extension for Community Center Preschool for school year 2019 - 2020. [AGR 19-007](#)

**Recommended Action:** Approve the one year contract extension for Community Center Preschool for school year 2019 - 2020

**Attachments:** [img01302019\\_0001](#)

[img01302019\\_0001](#)

18. Consideration of and action on a Contract for the Collection of Delinquent Municipal Court Fines & Fees with the Law Firm Linebarger, Goggan, Blair and Sampson. [CON 19001](#)

**Recommended Action:** Approval is recommended

**Department:** City Manager's Office

**Attachments:** [Linebarger Contract Deer Park 2019](#)

19. Consideration of and action on entering into an agreement with Burditt Consultants, LLC for professional services for the development of the Type B Hike and Bike Trails. [AGR 19-008](#)

**Recommended Action:** Authorize entering into an agreement with Burditt Consultants, LLC for professional services for the development of the Type B Hike and Bike Trails

**Department:** Public Works

**Attachments:** [Deer Park\\_Hike and Bike Trails Agreement 1-21-19](#)

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20. Consideration of and action on entering into an agreement with Cobb Fendley Engineering for professional engineering services. [AGR 19-004](#)

**Recommended Action:** Enter into an engineering services contract with Cobb Fendley

**Department:** Public Works

**Attachments:** [CobbFendley - Deer Park Manor and Delo-Elaine - Task Proposal - Supplement](#)  
[CobbFendley - Deer Park Manor and Delo-Elaine - Task Proposal](#)

21. Consideration of and action on an ordinance accepting or refusing the petition for voluntary annexation of four tracts of land totaling 49.0146 acres in the City's ETJ located along the west side of Independence Parkway and north of State Highway 225 into the Deer Park city limits. [AUT 18-122](#)

**Recommended Action:** Hear the petition and the arguments for and against the first petition for annexation (for four (4) tracts totaling 49.06 acres owned by Geo Specialty Chemicals, Inc.) and grant or refuse the petition. If the petition is granted, two public hearings will need to be called.

**Attachments:** [City of Deer Park Molto Properties Annexation Request 1.25.19 FINAL](#)  
[Geo Specialty Chemicals Inc Voluntary Annexation-01-2019 \(MOD\)](#)

22. Consideration of and action on an ordinance accepting or refusing the petition for voluntary annexation of 83 square feet in the City's ETJ located along the west side of Independence Pkwy and North of State Highway 225 into the Deer Park city limits. [AUT 19-006](#)

**Recommended Action:** Hear the petition and the arguments for and against the second petition for annexation (for 83 square feet owned by RBB Development, LLC) and grant or refuse the petition. If the petition is granted, two public hearings will need to be called.

**Attachments:** [City of Deer Park Molto Properties Annexation Request 1.25.19 FINAL](#)  
[RBD Development Voluntary Annexation-83 foot tract-01-2019 \(MOD\)](#)

23. Consideration of and action on authorizing issuance of a Request for Proposals (RFP) for disaster recovery grant management/administrative services. [RFP 19-002](#)

**Recommended Action:** Authorize issuance of a Request for Proposals (RFP) for disaster recovery grant management/administrative services.

24. Consideration of and action on purchasing a double face, internally illuminated monument sign for the Maxwell Adult Center. [PUR 19-003](#)

**Recommended Action:** Authorize to purchase a double face, internally illuminated monument sign for the Maxwell Adult Center.

**Attachments:** [NS18 30315A Deer park Maxwell Ault Ctr- 1201 Center Street. - Deer park, TX](#)  
[Business Agreement - Deer Park Maxwell Adult Center - Option 1 - 12.19.2018](#)

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25. Consideration of and action on amending the Financial Management Policy. [POL 19-001](#)

**Recommended Action:** Approve the Financial Management Policy dated February 5, 2019.

**Department:** Finance

**Attachments:** [Financial Management Policy 02.05.19](#)

26. Consideration of and action on an ordinance to amend the Fiscal Year 2018-2019 Capital Improvement Fund Budget for the Girls Softball Complex renovation. [ORD 19-018](#)

**Recommended Action:** Approve the ordinance to amend the Fiscal Year 2018-2019 Capital Improvement Fund Budget for the girls softball complex renovation.

**Attachments:** [Ord - Amend Budget FY19 CIP \(DPCDC Softball\)](#)

27. Consideration of and action on an ordinance calling two public hearings for voluntary annexation of a four tracts of land totaling 49.0146 acres and 83 square feet in the City's ETJ located along the west side of Independence Pkwy and North of State Highway 225 into the Deer Park city limits. [ORD 18-102](#)

**Recommended Action:** If the petition is granted, two (2) public hearings on the voluntary annexation on March 5, 2019 and April 2, 2019.

**Attachments:** [City of Deer Park Molto Properties Annexation Request 1.25.19 FINAL](#)

[Ord - Call of Public Hearings -Territory Annexation-02-05-2019 \(MOD\)](#)

28. Consideration of and action on an ordinance calling a General Election on May 4, 2019 to elect a Mayor and three Councilmembers. [ORD 19-024](#)

**Recommended Action:** Adoption of the ordinance.

**Department:** City Secretary's Office

**Attachments:** [Election-Mayor 3 Council Members 2019](#)

29. Consideration of and action on an ordinance calling a Special Election for Charter Amendments on May 4, 2019. [ORD 19-025](#)

**Recommended Action:** Adoption of the ordinance.

**Department:** City Secretary's Office

**Attachments:** [Charter Amendment Recommendations2 \(002\)](#)

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30. Consideration of and action on the results of the joint public hearing and a proposed ordinance from the request of SLI group representing Magnum Enterprises to rezone 202 East 13th St. from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.

[ORD 19-019](#)

**Recommended Action:** Approval of the ordinance.

**Attachments:** [Amend Zoning District-202 E 13th-01-2019](#)  
[Rezone-202 E. 13th-Magnum Enterprises 605 p.m.](#)

31. Consideration of and action on the results of the joint public hearing and a proposed ordinance from the request of SLI group representing Magnum Enterprises to rezone 202 East 13th Street, Suite A, from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.

[ORD 19-020](#)

**Recommended Action:** Approval of the ordinance.

**Attachments:** [Amend Zoning District-202 E 13th Suite A-01-2019](#)  
[Rezone-202 E. 13th-Magnum Enterprises 610 p.m.](#)

32. Consideration of and action on the results of the joint public hearing and a proposed ordinance from the request of SLI group representing Magnum Enterprises to rezone 202 East 13th Street, Suite B, from Community Service (CS) to Office Professional (OP) for a proposed sale to Shell Federal Credit Union to construct an off street accessory parking garage.

[ORD 19-021](#)

**Recommended Action:** Approval of the ordinance.

**Attachments:** [Amend Zoning District-202 E 13th Suite B-01-2019](#)  
[Rezone-202 E. 13th-Magnum Enterprises- 615 p.m.](#)

33. Consideration of and action on the results of the joint public hearing and a proposed ordinance Hearing from the request of Shell Federal Credit Union to rezone 301 East 13th Street Suite A, from General Commercial (GC) to Office Professional (OP) to construct a new office building.

[ORD 19-022](#)

**Recommended Action:** Approval of the ordinance.

**Attachments:** [Amend Zoning District-301 E 13th Suite A-01-2019](#)  
[Rezone-301 E. 13th-Shell Credut-620 p.m.](#)

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34. Consideration of and action on the results of the joint public hearing and a proposed ordinance Hearing from the request of Shell Federal Credit Union to rezone 1241 Center Street, from General Commercial (GC) to Office Professional (OP) to construct a new office building.

[ORD 19-023](#)

**Recommended Action:** Approval of the ordinance.

**Attachments:** [Amend Zoning District-1241 Center Street-01-2019](#)  
[Rezone-1241 Center-Shell Credit-625 p.m.](#)

## ADJOURN

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Shannon Bennett, TRMC  
City Secretary

Posted on Bulletin Board  
February 1, 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.*

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