

Sherry Garrison, Council Position 1
TJ Haight, 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 #4090

Resolution #2019-08

CALL TO ORDER

The 1738th meeting of the Deer Park City Council.

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Recognition of Miss Deer Park.

[PRE 19-028](#)

AWARDING/REJECTING BIDS

2. Awarding Bid for a One-Year Supply of Garbage Bags.

[BID 19-023](#)

Recommended Action: Award bid to X-L Plastics Inc. for 18,000 rolls of garbage bags of 2 MLS thickness at a unit price of \$8.93/roll for a total cost of \$160,740.

Department: Finance

Attachments: [Bid Tab](#)

CONSENT CALENDAR

3. Approval of minutes of workshop meeting on June 24, 2019. (Budget)

[MIN 19-116](#)

Recommended Action: Approval of minutes

Department: City Secretary's Office

Attachments: [CC_MWB_062419](#)

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 workshop meeting on July 16, 2019. [MIN 19-117](#)

Recommended Action: Approval of minutes
Department: City Secretary's Office
Attachments: [CC_MW_071619](#)

5. Approval of minutes of regular meeting of July 16, 2019. [MIN 19-115](#)

Recommended Action: Approve
Department: City Secretary's Office
Attachments: [CC_MR_071619](#)

6. Approval of minutes of special meeting on August 1, 2019. [MIN 19-119](#)

Recommended Action: Approval of minutes
Department: City Secretary's Office
Attachments: [CC_MS_080119](#)

7. Approval of the surplus property list and authorization to auction this surplus property via the Internet through Rene Bates Auctioneers. [AUC 19-001](#)

Recommended Action: Approval of and authorization to auction surplus property via the Internet through Rene Bates Auctioneers.
Department: Finance
Attachments: [2019 Surplus Auction Items - Revised](#)

8. Approval of tax refund to Shri Neelvarni Corp. in the amount of \$7,261.24 due to a value decrease granted by Harris County Appraisal District. [TAXR 19-059](#)

Recommended Action: Approve the tax refund to Shri Neelvarni Corp.
Department: Finance

9. Approval of tax refund to Hi Tech Real Estate LLC in the amount of \$583.20 due to a value decrease granted by Harris County Appraisal District. [TAXR 19-060](#)

Recommended Action: Approve the tax refund to Hi Tech Real Estate LLC.
Department: Finance

10. Approval of tax refund to Fabco Properties LLC in the amount of \$4,676.52 due to a value decrease granted by Harris County Appraisal District. [TAXR 19-061](#)

Recommended Action: Approve the tax refund to Fabco Properties LLC.
Department: Finance

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11. Approval of tax refund to Shirley Cline in the amount of \$655.73 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.

[TAXR
19-062](#)

Recommended Action: Approve the tax refund to Shirley Cline.

Department: Finance

12. Approval of tax refund to Stockard Realty Partnership LTD in the amount of \$1,896.26 due to a value decrease granted by Harris County Appraisal District.

[TAXR
19-063](#)

Recommended Action: Approve the tax refund to Stockard Realty Partnership LTD.

Department: Finance

13. Approval of tax refund to Varni Ventures in the amount of \$5,962.13 due to a value decrease granted by Harris County Appraisal District.

[TAXR
19-064](#)

Recommended Action: Approve the tax refund to Varni Ventures.

Department: Finance

14. Acceptance of Quarterly Investment Report for the quarter ended June 30, 2019.

[RPT 19-034](#)

Recommended Action: Accept the Investment Report for the Quarter Ended June 30, 2019.

Attachments: [2019 3Q Investment Report](#)

15. Acceptance of the Deer Park Community Development Corporation's quarterly report for the period of April 1, 2019 - June 30, 2019.

[RPT 19-038](#)

Recommended Action: Accept the Deer Park Community Development Corporation's quarterly report for the period of April 1, 2019 - June 30, 2019.

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

Attachments: [DPCDC 3rd Q Report Cumulative_072219](#)

16. Acceptance of completion and retainage release for the Deer Park Nature Preserve and Tallow Mitigation Project to Ecological Restoration Services LLC (ERS).

[ACT 19-026](#)

Recommended Action: Staff is requesting approval of the release of retainage to Ecological Restoration Services LLC (ERS) and acceptance of completed project.

Department: Public Works

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

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.

17. Consideration of and action on an agreement to renew the School Resource Officers (SRO)/Crossing Guard Inter-Local Agreement with the Deer Park Independent School District (DPISD) for the 2019/2020 school year. [AGR 19-028](#)

Attachments: [2019.2020 District Calendar](#)
[Statement of Anticipated Cost 2019](#)
[SRO Interlocal agreement](#)

18. Consideration of and action on ratification and acceptance of a grant application through Shell US. [GRT 19-007](#)

Recommended Action: Ratification of the grant application and acceptance of this grant from Shell US.

Attachments: [Shell grant](#)
[grant narrative](#)

19. Consideration of and action on new facility usage agreement with DPISD for the 2019-2020 school year. [AGR 19-032](#)

Recommended Action: Approve the new facility usage agreement with DPISD for the 2019-2020 school year.

Attachments: [City - DPISD Facility Usage Agreement \(2019-2020\) 1 \(002\)](#)

20. Consideration of and action on renewing the annual roof maintenance contract with Tremco, Inc. [AGR 19-031](#)

Recommended Action: Staff recommends renewing the annual agreement with Tremco, Inc.

Department: Public Works

Attachments: [20190717-Tremco-TREMCARE Renewal Proposal](#)
[tremcareflyer](#)

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.

21. Consideration of and action on a referral from the Planning and Zoning Commission and an ordinance calling a Joint Public Hearing from the request of the City of Deer Park of the proposed amendments to the Zoning Ordinance by allowing laydown yards in M3 District; adding Use Groups 34 and 35 to principal uses in M3 District; including office warehouse or distribution center as permitted use in the M3 District; requiring a Specific Use Permit.

[ORD 19-065](#)

Recommended Action: Approve Council to call a Joint Public Hearing on September 3, 2019 at 7:30 p.m.

Department: City Secretary's Office

Attachments: [Amend M3 District](#)
[amend appendix a zoning ord](#)

22. Consideration of and action on a referral from the Planning and Zoning Commission and an ordinance calling a Joint Public Hearing from the request of the City of Deer Park of the proposed establishment of a zone designation for Intensive Industrial (M3) District .

[ORD 19-064](#)

Recommended Action: Approve Council to call a Joint Public Hearing on September 3, 2019 at 7:30 p.m.

Department: City Secretary's Office

Attachments: [Zone designation](#)
[joint public hearing ord](#)

23. Consideration of and action on an ordinance rescheduling the time of the October 1, 2019 regular City Council meeting from 7:30 p.m. to 5:30 p.m. due to National Night Out.

[ORD 19-062](#)

Recommended Action: Approval of the attached ordinance is recommended.

Department: City Council

Attachments: [Ordinance - Rescheduling October 1, 2019 City Council Meeting](#)

ADJOURN

Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
August 2, 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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Legislation Details (With Text)

File #: PRE 19-028 **Version:** 1 **Name:**
Type: Presentation **Status:** Agenda Ready
File created: 8/1/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Recognition of Miss Deer Park.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Recognition of Miss Deer Park.

Summary:

Meaghan Alyssa-Co, Miss Deer Park, will be recognized at the Council Meeting.

Fiscal/Budgetary Impact:

N/A



Legislation Details (With Text)

File #: BID 19-023 **Version:** 1 **Name:**
Type: Bids **Status:** Agenda Ready
File created: 6/7/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Awarding Bid for a One-Year Supply of Garbage Bags.
Sponsors: Finance
Indexes:
Code sections:
Attachments: [Bid Tab](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Awarding Bid for a One-Year Supply of Garbage Bags.

Summary:

The City advertised for and received five (5) bids on June 3, 2019 for garbage bags to be purchased for FY 2019-2020. As stated under the General Conditions of Bidding, the City “reserves the right to accept or reject in whole or in part any bid submitted or to waive any informality in the best interest of the City” and the City “reserves the right to award the bid to the lowest responsible bidder...who provides [goods] at the best value for the City”, which may include quality and the extent to which the goods meet the City’s needs. After evaluating the bids received on June 3, 2019, the City determined it would be better to reject these bids and issue new bid specifications to request options relative to the bag thickness.

At the regular meeting on June 18, 2019, the City Council voted to reject the bids received on June 3, 2019 for a one-year supply of garbage bags and authorized staff to revise the bid specifications and advertise for and receive bids for a one-year supply of garbage bags based on the new bid specifications. These bids were opened on July 29, 2019 at 2:00 PM. At that time, the City received nine (9) bids for garbage bags to be purchased for FY 2019-2020. The bid tabulation is attached showing all bids received based on the new specifications, which included pricing options for various quantity levels and for 2, 3, and 4 MLS thickness.

Currently the City has 9,975 active residential water accounts so the City would need 19,950 rolls available in October for each resident to receive two (2) rolls of garbage bags. Residents have the option to purchase additional rolls of bags throughout the year.

The City currently has approximately 4,600 garbage bags in storage and recommends the purchase of a quantity of 18,000 rolls of 2 MLS thickness for the 2019-2020 fiscal year. The lowest bidder meeting all of the bid specifications is X-L Plastics Inc., and for 18,000 rolls of 2 MLS thickness at a unit price of \$8.93/roll, the total cost is \$160,740. Samples of the company's garbage bags were

submitted with their bid in accordance with the bid specifications.

Current vendor - Houston Poly Bag

\$8.67/roll for 18,000 rolls

Fiscal/Budgetary Impact:

Garbage bags are budgeted in the Sanitation Department, Account No. 010-402-4309, Garbage Bags.

Award bid to X-L Plastics Inc. for 18,000 rolls of garbage bags of 2 MLS thickness at a unit price of \$8.93/roll for a total cost of \$160,740.

Bid Opening
Refuse Bags
July 29, 2019
2 p.m.

Vendor

A-11
American Poly

2 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>15.29</u>	Total: <u>275,220</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

3 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>21.99</u>	Total: <u>395,820</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

4 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>22.94</u>	Total: <u>412,920</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

2 MIL

Vendor

Central Poly

Option A - Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B - Quantity: 18,000 rolls	Unit Price: <u>9.60</u>	Total: <u>172,800</u>
Option C - Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D - Quantity: 22,000 rolls	Unit Price: _____	Total: _____

3 MIL

Option A - Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B - Quantity: 18,000 rolls	Unit Price: <u>13.95</u>	Total: <u>251,100</u>
Option C - Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D - Quantity: 22,000 rolls	Unit Price: _____	Total: _____

4 MIL

Option A - Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B - Quantity: 18,000 rolls	Unit Price: <u>18.80</u>	Total: <u>338,400</u>
Option C - Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D - Quantity: 22,000 rolls	Unit Price: _____	Total: _____

2 MIL

Vendor

Harden Twist Batts Dyna Pak

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>10.75</u>	Total: <u>193,500</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

3 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>16.25</u>	Total: <u>292,500</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

4 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>21.50</u>	Total: <u>387,000</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

Vendor

2 MIL

Option A – Quantity: <u>16,000</u> rolls	Unit Price: _____	Total: _____
Option B – Quantity: <u>18,000</u> rolls	Unit Price: <u>8.96</u>	Total: <u>161,280</u>
Option C – Quantity: <u>20,000</u> rolls	Unit Price: _____	Total: _____
Option D – Quantity: <u>22,000</u> rolls	Unit Price: _____	Total: _____

3 MIL

Option A – Quantity: <u>16,000</u> rolls	Unit Price: _____	Total: _____
Option B – Quantity: <u>18,000</u> rolls	Unit Price: <u>13.48</u>	Total: <u>242,640</u>
Option C – Quantity: <u>20,000</u> rolls	Unit Price: _____	Total: _____
Option D – Quantity: <u>22,000</u> rolls	Unit Price: _____	Total: _____

4 MIL

Option A – Quantity: <u>16,000</u> rolls	Unit Price: _____	Total: _____
Option B – Quantity: <u>18,000</u> rolls	Unit Price: <u>17.98</u>	Total: <u>323,640</u>
Option C – Quantity: <u>20,000</u> rolls	Unit Price: _____	Total: _____
Option D – Quantity: <u>22,000</u> rolls	Unit Price: _____	Total: _____

Vendor

PSS Industrial

2 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>10.90</u>	Total: <u>196,200</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

3 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>16.40</u>	Total: <u>295,200</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

4 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>21.75</u>	Total: <u>391,500</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

Vendor

Interboro

2 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>8.34</u>	Total: <u>150,120</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

3 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>13.72</u>	Total: <u>246,960</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

4 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>17.68</u>	Total: <u>318,240</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

Bid Opening

Refuse Bags

July 16, 2018

2 p.m.

Vendor

X-L Plastics

2 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>8.93</u>	Total: <u>160,740</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

3 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>13.40</u>	Total: <u>241,200</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

4 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>17.86</u>	Total: <u>321,480</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

2 MIL

Vendor

Waste Zero

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>9.44</u>	Total: <u>169,920</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

3 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>14.16</u>	Total: <u>254,880</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

4 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>18.86</u>	Total: <u>339,480</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

2 MIL

Vendor

Global Packaging

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>9.55</u>	Total: <u>174,900</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

3 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>14.33</u>	Total: <u>257,940</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____

4 MIL

Option A – Quantity: 16,000 rolls	Unit Price: _____	Total: _____
Option B – Quantity: 18,000 rolls	Unit Price: <u>19.11</u>	Total: <u>343,980</u>
Option C – Quantity: 20,000 rolls	Unit Price: _____	Total: _____
Option D – Quantity: 22,000 rolls	Unit Price: _____	Total: _____



Legislation Details (With Text)

File #: MIN 19-116 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 7/30/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Approval of minutes of workshop meeting on June 24, 2019. (Budget)
Sponsors: City Secretary's Office
Indexes:
Code sections:
Attachments: [CC_MWB_062419](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of minutes of workshop meeting on June 24, 2019. (Budget)

Summary:

Fiscal/Budgetary Impact:

None

Approval of minutes

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

A BUDGET WORKSHOP OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS
HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON
JUNE 24, 2019 BEGINNING AT 5:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES
GARY JACKSON
SHANNON BENNETT
JIM FOX

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 5:30 p.m.
2. DISCUSSION OF ISSUES RELATING TO REVENUES AND EXPENDITURES FOR THE WATER AND SEWER FUND BUDGET FOR FY 2019-2020 AND THE WATER AND SEWER RATE STUDY CONDUCTED BY NEWGEN STRATEGIES – Megan Kirkland of NewGen Strategies gave an overview of the rate study to include revenue requirements, allocation of costs and rate design. The key issues of the study were capital improvements, cash capital outlay and raw water. Ms. Kirkland also discussed revenue under the current rate, different proposed options of rates and financial resources for 2019. The Billing Determinants Summary presented the average usage per connection per month. The current rate performance for FY 2019 shows a total combined water and wastewater as an over recovery sufficiency estimate. The rate options assumes annual water/wastewater increases for each fiscal year. The recommendation from Staff is to elect Option 2 that entails a 10% increase for the first year and a 5% increase for the following 4 years. (Exhibit A1-A7)

City Manager James Stokes commented, “Please remember, we have issued a lot of debt. We had to issue debt because of failing water sewer lines that have been replaced all over town,

with more to come. The 22 million dollars for the sewer plant and Council was also advised that another 10 to 12 million dollars will need to be spent on the water plant. These are things we have to do for the longevity of the town, the longevity of the plant and to remain compliant with TCEQ requirements.”

Ms. Kirkland continued with the presentation on Community Rate Comparisons and explained how each system is unique in geography, age of infrastructure, capital maintenance effort and typical usage patterns. This presentation showed current residential rate comparisons for 2,000 gallons, 8,000 gallons and 15,000 gallons.

Councilwoman Garrison asked, “Is the cost going to continue to go up because of the debt?”

Mayor Mouton responded, “Yes. It is the five percent we need to maintain the recovery cost.”

Assistant City Manager Gary Jackson commented, “It is assuming 1.2 million per year of capital outlay in the budget. We had to cut down the budget the last couple of years to get down to that point. It is assuming a flat 1.2 million of capital above and beyond the debt issuance through bonds.”

Ms. Kirkland continued with the presentation and discussing each option pertaining to what the revenue requirement is and what the City’s actual revenue was, along with the over recovery and under recovery analysis.

Mr. Gary Jackson commented, “It gives you a picture of the dollar amounts since 2014, each year it shows each project that has been done, what the total amount was, the current year with 6.3 million, what is proposed in the coming year at 4.6 million and the following year of 5.5 million. These numbers match the numbers from the rate study. This would be part of what we would put into the communication plan to the public of what we have done in the past and what has driven these rates. It will show the biggest part of why the rates are increasing.”

Discussion of agenda items took place as a whole led by City Manager James Stokes and Assistant City Manager Gary Jackson:

City Manager James Stokes discussed the collection of 4.4 million dollars in 2019 from Shell Oil Company and gave a brief summary of the contributions from Shell between the years of 2003 through 2018. He discussed three pieces to Shell’s value, the chemical plant, the refinery and the tank farms and the story of how one holds even and one goes down in value percentage. The industrial agreements with each company in the industrial district in 2014 brought in 63% in the first four years and went up to a 65% percent increase in this current year. Shell, along with others in the industry, are considered essential when it comes to the contributions that are made towards the City. Mr. Stokes explained how the end of that era has come into play and gave an example of the Lubrizol project with a Japanese company. At this time, there are

no multi-billion dollar expansions coming. Sustained growth from the outside has helped the City maintain, but caution needs to be taken in moving forward.

Mr. Jackson presented graphs that showed the contrast of the overall billing history of the industrial district with and without Shell Oil Company.

Mr. Stokes highlighted the items within the budget for 2019-2020 to include a proposed tax rate of \$0.72. To sustain the \$0.72 tax rate is to keep the rollback at 8%. Sales tax is budgeted to be flat. The franchise tax revenue was lowered. Transfer to the Capital Improvement Projects includes an amount of \$3,000,000 that can be used for drainage projects. A change to the Traffic Division budget, that was previously part of the Planning Development, now stands alone.

Mr. Stokes gave an overview of the Capital Improvement Fund Budget to include the transfer of 3.6 million.

Mr. Stokes gave an overview of the Storm Water Fund and to include the ERU rate, which is due to remain the same \$1.60 per month. Revenues are projected to decrease due to improved billing and the addition of new ERU's.

Mr. Jackson gave an overview of the Hotel/Motel Occupancy Tax expenditures that total \$911,030. There has been a decrease in the hotel occupancy with the competition of many new hotels in Pasadena. Due to changes during the year and with the expenditures planned for next year, it is determined large expenditures should not be made. There are five phases of the Wayfinding Program, but there is no intent to go past Phase II. Historical events, arts programs and Reindeer Park events will continue as annually planned.

Mr. Jackson discussed the agreement whereby the City would reimburse for capital expenditures and job creations. The Chapter 380 Reimbursement Fund expenditures reflect an estimated \$234,806 reimbursement for development expenses.

Gary Jackson advised Council of the major expenditure of the new building for EMS in the Fire District Budget. The CDC is down to the last project of the Hike and Bike trails and the soccer fields, which are almost complete.

3. RECESS/RECONVENE – Mayor Mouton recessed the workshop meeting at 6:56 p.m. and reconvened the meeting at 7:09 p.m.
4. DISCUSSION OF ISSUES RELATING TO MISCELLANEOUS BUDGET ISSUES FOR FY 2019-2020 –

TMRS Contribution Rate – Director of Human Resources Bill Philibert gave a presentation of the TMRS Contribution rate which states the current 2019 employer rate being at 14.10%

and a future employer rate for 2020 as 13.78%. This impact of the additional funding is a reduction of the amortization period by 7 years and a reduction cost over time of over 1.55 million dollars. He also discussed reviewing the part-time temporary pay scales to help address the loss of competitive wages with area cities and private enterprises. Cost of labor factor for 2019-2020 is 1.85%, an additional annual cost estimated to be approximately \$388,000. Mr. Philibert gave an overview of the merit pay system as a grade in-step system, which requires an employee to achieve a 3.6 or higher performance rating to be eligible for the merit increase on their anniversary date. Merit increases average 3%. Employees who have reached top pay are not eligible for merit increases, but are eligible for approved cost of labor adjustments. (Exhibits B1-B4)

City Manager James Stokes advised the Council that a longevity pay of \$4 per month of service is paid to the employee once a year with a cap of \$1200. Employees are also able to sell back 5% of their sick time, once a year. Mr. Stokes emphasized there is no plan of any new additional personnel within this budget. Many reclassification requests were submitted by Staff, but a decision if those reclassifications will be implemented has not been decided on. No increase is projected for the health insurance. The rate is still unknown until September 2019, with a new Executive Director Jennifer Hoff on the Board.

Police Chief Greg Grigg discussed the EOC and the need of more room. The initial conception of what is suggested for the EOC is to move more to the southeast corner of the building with Dispatch and also consider the storage of computers to keep safe and secure in case of a disaster. Also, a plan to take out all the closets to make the EOC a true training room and to transform the current Dispatch area into offices for Staff and for future expansion. A total of \$30,000 has been added to the budget from the Crime Control Prevention District to be able to fund the design.

STMP Update/Disaster Recovery Project – IT Director James Lewis advised Council of the \$34,960 that represents an update to the City's Strategic Technology Master Plan (STMP) that can be implemented and managed in a way to provide more effective and efficient business processes, including support for the City's Strategic Plan. This process allows to craft a plan that ensures best practices to help each department meet technology needs for the next 5 years. This is not expected to be a permanent increase to the budget. Mr. Lewis also advised Council of the \$211,682 that represents the first phase of the technology disaster recovery project. This project will house a duplicate copy of the data being stored at a remote site. This project is critical to protect the data from natural disasters and cyber attacks.

Laserfiche Forms Portal Module – City Secretary Shannon Bennett advised Council of the Laserfiche Forms Portal Module that will enable all departments to have uniform documentation templates within the system. Training is included with the total cost of \$10,166.

Animal Shelter and Contract Cleaning – Police Chief Grigg advised Council of the new Animal Shelter that houses 60 kennels. A Supervisor and two full time Animal Control Officers currently operate the facility. The option of hiring a part-time employee is being explored to try and have Staff available to keep the facility open during the weekends. Staff has hired a contractor to mow and edge the property. A cleaning company was hired to clean the facility 5 days a week.

Motorola Radio System Upgrade – Emergency Services Director Robert Hemminger advised Council of the \$60,000 that represents the upgrade to the Motorola radio system that authorizes staff in the Fire Department, Police Department, City Executives and Command Staff personnel to access and remotely monitor radio traffic through a secured and encrypted system using a custom software application.

Replace and outfit Engine 11 – Mr. Hemminger advised Council of the replacement of Engine 11 with a new fire engine and new equipment.

Camera System for Vehicles (FD,EMS,FMO) – Mr. Hemminger advised Council of the Fire Department, EMS and Fire Marshal to have cameras in all vehicles was submitted for approval.

Radio System Upgrade – Mr. Hemminger advised Council of the upgrade to the radio system for personnel accountability. The upgraded system facilitates radio roll-call operations to ensure that no personnel have been lost or unaccounted for in a hazardous environment. The upgrade is tied in with the Motorola radio system and is estimated to be \$165,000.

Replace Driveway at Rec Hall – Mr. Hemminger advised Council of the replacement of the driveway at the Firemen Recreation Hall. This will replace the U-shaped driveway that will be a finished surface rather than mud, holes and grass. The estimated cost is \$120,000.

Councilwoman Garrison asked, “I think the \$120,000 is a lot of money. Don’t we have plans to eventually build a new Fire Station?”

Mr. Hemminger responded, “For a new station, yes we do. The idea is that the Recreation Hall will remain the same and stay right where it is at.”

Councilwoman Garrison asked, “How has the driveway been maintained?”

Mr. Hemminger responded, “It has not been maintained. It is just gravel, grass and mud.”

Councilwoman Garrison commented, “I think it is a lot of money since we don’t know what it going to happen with that building and we don’t know for sure if that building is going to stay there.”

Councilwoman Garrison asked, “There are a couple of items here that I am having a hard time with. Why is the landscaping for Fire Station #3 \$91,000?”

Mr. Hemminger responded, “The total amount is for \$6,500.”

Assistant City Manager Gary Jackson gave an explanation on how to read the budget items that shows the requested amounts per item.

Mr. Hemminger discussed the amount of the \$6,500 and advised Council of the idea of having the subcontractor, who’s doing the landscaping for the new EMS station, give a quote for the landscaping next door at Fire Station #3 to match the EMS station.

LED Signage – Mr. Hemminger advised Council of the \$15,500 expenditure for the addition of LED signage. The signs would be placed between the new EMS Station and Fire Station #3 to match the design of other LED signs within the City. The signs would also be utilized to communicate messages during emergencies.

Drainage Projects – Public Works Director Bill Pedersen discussed the 1.5 million dollars that represents the rebudgeting of funds needed for the drainage projects that have come up since Hurricane Harvey.

City Manager Jay Stokes commented, “It is not rebudgeting the drainage money. It’s taking the excess of all money and shifting it over to, so we can do a new 3 million dollars worth of drainage projects.”

Traffic New Bucket Truck – Mr. Pedersen advised Council of the estimate of \$101,000 for a new bucket truck that will be used by Public Works, IT, Parks and Recreation and Police. The current bucket truck is 16 years old and will be kept as a backup.

Sanitation-Replace Garbage Truck – Mr. Pedersen advised Council of the purchase of a new garbage truck that will replace Unit #704 which has had numerous costly repairs. This new garbage truck would be a lease purchase in the amount of \$187,000.

Councilman Patterson asked, “What will happen to the old one?”

Mr. Pedersen responded, “It will go up for auction. There is a still another back up.”

New Street Repair/Maintenance and Crack and Seal Program – Mr. Pedersen advised the Council of the \$250,000 expenditure that is to cover the cost of street repair around the City dividing it by utilizing the \$200,000 for ongoing repairs and \$50,000 for the ongoing Crack and Seal Program.

On-Call Street Repair/Replacement Contract – Mr. Pedersen advised Council of the \$400,000

that represents an On-Call Street Repair/Replace Agreement that entails having a contract in place to work on roadway projects that may be larger than the Public Works crew can handle at predetermined price.

Annual Lane Striping – Mr. Pedersen advised Council of the Lane Striping Program that was started last year. The amount of \$150,000 allows the streets and intersections chosen for the year to be restriped after the project goes out for bids.

Sidewalks – Mr. Pedersen advised Council of the annual sidewalk program identifies the areas that are in need of new sidewalks.

Councilwoman Sinor asked, “Are you still working on the same list we have seen previously?”

Mr. Pedersen responded, “We have pretty much caught up on that list. This time around, we will be looking for sections that have never had sidewalks before.”

Street Sweeper – Mr. Pedersen advised the Council of the \$300,000 expenditure for a street sweeper to be purchased that will replace the current street sweeper that has had numerous mechanical issues. The current sweeper is from a different manufacturer than the prior sweeper. The plan is to go back to the manufacturer Elgin for the purchase.

Councilwoman Sinor asked, “Have we ever considered contracting the street sweeping out?”

Mr. Pedersen responded, “No, we have not. The sweeping is done for 8 hours a day by the same person everyday. This helps keep our storm sewer clean.”

Assistant City Manager Gary Jackson commented, “This is a \$300,000 expenditure that is proposed to be split between the Storm Water Fund for \$180,000 and out of the General Fund for \$120,000.”

PAX Unit – P Street and Avon Street – Mr. Pedersen advised Council of the installation of the PAX Unit with 2 mixers and residual control for P Street and Avon Street is estimated at \$360,000. The cost includes the systems, auxiliary items, installation and permitting. This automatically monitors the chlorine residual and keeps water in the tanks mixed at all times. This will help find a more permanent solution to go to a more containerized filtration system.

Residual Mitigation – Mr. Pedersen advised Council of the Residual Mitigation request for \$500,000 that allows continual care for lagoons to include mitigation of some sludge during the course of construction of facilities.

Mr. Jackson commented, “Those last two items, for \$860,000, are non-bond expenditures.

That is part of the 1.2 million we are going to need year to year, so that we can fund this without having to issue debt. It is part of the rate increase.”

Councilwoman Garrison commented, “I understand the not hiring of any new employees but with Deer Park being almost all built out, I would imagine Code Enforcement is something we would take seriously. I don’t know how one person does it all.”

Mr. Pedersen commented, “Actually, Greg Melching, who is now our Deputy Building Official, has some responsibilities in Code Enforcement. We do have the availability of Mr. Melching to help out on an as needed basis. We do currently have one full time Code Enforcer.”

City Manager James Stokes commented, “To some extent, Larry Brotherton also helps too. In fairness to Mr. Pedersen, he did ask for that, but I am very hesitant to put in any new positions.”

John Deere 310L Backhoe Loader – Parks and Recreation Director Charlie Sandberg advised Council of the request for a John Deere 310L backhoe loader estimated at \$75,570, that will be used specifically for large irrigation repairs, planting large trees and to move mulch and dirt.

Laydown Yard – Adult Sports Complex – Mr. Sandberg advised Council of the expenditure amount of \$70,000 to be able to haul off a mound of dirt that has accumulated between the parking lot and water tower in order to create a permanent laydown yard at the Adult Sports Complex. A concrete slab and fence with gates would also be installed around the perimeter of the laydown yard.

Recrowning Multipurpose Field - Adult Sports Complex – Mr. Sandberg advised Council a Fund request of \$100,000 that would assist with improving drainage issues and would complete the transformation of the complex. This would assist in utilizing the facility for more indoor programs.

Mayor Mouton asked, “Is there any irrigation out there?”

Mr. Sandberg responded, “No sir, not at this time. The other fields do, but that field does not. We will be putting in irrigation out there, we just don’t have it right now.”

Mayor Mouton, “Does this amount include that?”

Mr. Sandberg responded, “Yes, it does.”

Bridge Replacement - Dow Park Phase I – Mr. Sandberg advised Council of the \$100,000 request for the bridge replacement that would cover six pedestrian bridges in Dow Park. It

would allow the bridges to be decorative and tie in with the new construction in the park.

Plaster of Swimming Pool – Mr. Sandberg advised Council of the \$100,000 request that would fund the plaster for the pool. This would be utilized to address the breaks, stains and would also enable the City to support the preventative maintenance of the pool. This request of funds is pending on how the City decides to move forward with the Community Center.

Councilwoman Garrison asked, “Pertaining to the Master Plan, why does it cost \$75,000 for a consultant architect?”

Mr. Sandberg responded, “I can’t honestly tell you how they derived their fees, but it was for a continuation of projects for the past five years of the Parks and Recreation Department. That time is up, so we are wanting to extend it to move forward to try and utilize that to put our strategic Plan concepts in there. It gives us a game plan for the next five years for the department.”

Councilwoman Garrison asked, “I noticed in the budget that there is not anymore money for the Christmas decorations. What happened to the ones from last year that were broken? Were those repaired?”

Councilwoman Sinor responded, “We got them. They just came in too late to bother putting them up.”

Mr. Sandberg commented, “They will go up this year.”

RFID Self-Check – Library Director Rebecca Pool advised Council of the request for \$37,837 to fund the install Radio Frequency Identification Technology (RFID) for a self-check automated check-ins, check-out option and would also add security. This would simplify the processes to where it can all be done without a Staff member intervening. This amount would include 5 staff stations, an extra self-serve station, 2 DVD case and lockers with the two acrylic gates.

5. ADJOURN – Mayor Mouton adjourned the workshop at 8:29 p.m.

ATTEST:

APPROVE:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor



Legislation Details (With Text)

File #: MIN 19-117 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 7/30/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
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Sponsors: City Secretary's Office
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Attachments: [CC_MW_071619](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of minutes of workshop meeting on July 16, 2019.

Summary:

Fiscal/Budgetary Impact:

None

Approval of minutes

CITY OF DEER PARK
710 EAST SAN AUGUSTINE STREET
DEER PARK, TEXAS 77536

79-29

Minutes

of

A WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON JULY 16, 2019, BEGINNING AT 6:30 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

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 workshop to order at 6:30 p.m.
2. EXECUTIVE SESSION CONSULTATION WITH CITY ATTORNEY– NAMING APPOINTEES TO THE BOARD OF DIRECTORS OF A TYPE B SALES TAX – Mayor Mouton recessed the workshop meeting at 6:30 p.m. for an Executive Session.
3. RECONVENED – Mayor Mouton reconvened the workshop meeting at 6:37 p.m.
4. INTRODUCTION OF THE NEW TOUCHSTONE BATTLEGROUND GOLF COURSE MANAGER, REAGAN DAVIS – Parks and Recreation Director Charliue Sandberg introduced Reagan Davis who brings over 28 years of experience as a PGA Golf Professional to the City of Deer Park and has managed public, private and resort style golf courses across the country. His career highlights include terms at Eagle Ridge Resort & Spa, Galena IL, Troon North Golf Club and Camelback Golf Club both in Scottsdale, AZ. He also spent 17 years at Les Vieux Chene Golf Course, Lafayette LA under the tutelage of some of the best golf professionals in the south. In 2016, Davis was named Touchstone Golf’s “GM of the Year,” and in 2017, the Illinois PGA Section named him “Merchandiser of the Year.”

Mr. Davis commented, “I will devote everything I have to represent Deer Park to the best of my ability and do a fine job for you.”

5. PRESENTATION OF THE GIRLS SOFTBALL RENOVATIONS PROJECT – Parks and Recreation Director Charlie Sandburg showed a video of the Girls Softball Renovations Project. The video depicted the newly renovated fields (four lighted and two practice), new concession stand, batting cages, additional parking and maintenance facility. The complex is now being utilized by the Deer Park Girls Softball Organization and soon will be available for public usage as well.
6. DISCUSSION OF ISSUES RELATING TO AN AMENDMENT TO THE CITY'S COMMERCIAL SOLID WASTE AGREEMENT WITH WASTE MANAGEMENT OF TEXAS, INC. – City Manager James Stokes gave an overview of the issues with the overflow of trash, much of which is being dumped illegally by non-residents at the local mobile home park. The owners of the local mobile home park inquired about having polycart service at their park, rather than traditional dumpsters. The City's solid waste agreement with Waste Management does not provide for polycart service, but is willing to add polycart service as an amendment to the contract. In the amendment, mobile home parks would have to have twenty (20) or more units to receive cart service once per week as follows:

Mobile Home Cart Collection:	\$19.80 per home
Additional Cart for Mobile Home:	\$5.00 per home per month
Replacement Cart:	\$75.00

Councilman Patterson asked, "What is a polycart?"

Mr. Stokes responded, "It is a 75-gallon cart with wheels."

Councilwoman Garrison asked, "Will there not be any more dumpster there?"

Mr. Stokes responded, "By their choice, there will be no more dumpsters."

7. DISCUSSION OF ISSUES RELATING TO BUILDING STANDARDS AFTER PASSAGE OF HOUSE BILL 2439 – City Manager James Stokes advised Council of the State Legislature approving House Bill 2439. It was signed into law by Governor Abbott on June 14, 2019, and it becomes effective September 1, 2019. This new law prohibits a local government from banning the use of a building material, product or method that is otherwise approved in a national model code. It further prohibits a municipality from adopting standards that are more stringent than the requirements of a national model code.

Chief Building Official Larry Brotherton gave an overview of what these changes mean in regards to the City. The City is under model code of the 2012 International Building Code. The City has an ordinance which requires commercial buildings to be constructed

with decorative building materials on any side facing a street or thoroughfare and also any residential accessory structures over 200 square-feet in size would require a wood frame construction and the roof of the accessory structure must match the roof of the of the residence in like material. Mr. Brotherton discussed an example of how Deer Park has an ordinance that does not allow aluminum wiring, but House Bill 2439 states that if you adopt the International Code Building Code and aluminum wiring is allowed, then the City of Deer Park would have to allow aluminum wiring as well.

Mayor Mouton asked, “Staff, why do we have to adopt a building standards code like this one?”

City Manager James Stokes responded, “You would have to have some kind of building code.”

Mayor Mouton asked, “Do we have to adopt one or could we come up with one of our own?”

Mr. Brotherton responded, “You could.”

Mayor Mouton commented, “Would that circumvent what the State is trying to run?”

Mr. Brotherton responded, “No sir. It states “any” Code. That doesn’t mean just a City Code or County Code. I think what we could do to help, in the Public Works Department, is tell the owner, who is paying for it, there are things we do have to allow, but also tell them our concerns.”

Councilman Patterson asked, “We cannot have a Code stricter than the International Building Code?”

Mr. Brotherton responded, “That is correct.”

City Attorney Jim Fox commented, “For commercial buildings, we have a decorative requirement.”

Councilwoman Garrison asked, “Does that requirement go out the window?”

Mr. Brotherton responded, “Yes.”

Mayor Mouton commented, “We need to look at some options.”

Councilwoman Garrison asked, “Can the Planning and Zoning Commission turn them down?”

Mr. Brotherton responded, "Only if it requires a variance. Not everything is going to require a variance."

Mr. Fox commented, "A bunch of City Attorneys are getting together and discussing this issue and options. This takes effect September 1, 2019, so we have about six weeks to do something."

Mayor Mouton commented, "I will be looking forward to your update."

8. DISCUSSION OF ISSUES RELATING TO ENTERING INTO AN AGREEMENT WITH COBB FENDLEY FOR THE FINAL DESIGN SERVICES OF DRAINAGE IMPROVEMENTS FOR HERITAGE ADDITION, DEER PARK MANOR AND DELO-ELAINE SUBDIVISIONS – Carl Ahrenat of Cobb Fendley answered questions from Council.

Councilwoman Garrison asked, "Are they rerouting how the water flows?"

Mr. Ahrenat responded, "The way it is currently constructed, there is a set of inlets in the middle of Kitty Street. The storm sewer travels from those inlets North between the house up to Velma Street, to the next set of inlets and those inlets travel North to the Ship Channel. We are going to reroute that differently. The inlets on Velma Street will continue going North. The inlets are going to be severed from that connection going North, and will have a new connection going East on Kitty Street and directly out to the Ship Channel."

Councilman Patterson asked, "Does this cover anything on Norwood Street?"

Mr. Ahrenat responded, "No, it does not."

Councilman Patterson asked, "Are there any plans to do anything on Norwood Street?"

City Engineer Adam Ballasteros commented, "Yes, we have a separate task with Cobb Fendley; I believe there are 8 tasks with 12 projects. In task #8, there are four projects being P Street, Norwood Street, and a couple of others on the west side. It is in the study phase right now."

Councilman Patterson asked, "Any idea when it will be forthcoming?"

Mr. Ahrenat responded, "We have begun the existing condition analysis on all those additional areas already and we are in the preliminary stages. Time wise, maybe in the next two months, we should have a good solid idea and we should be able to come back and present those options and alternatives at that time."

9. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:03 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor



City of Deer Park

710 E SAN AUGUSTINE
DEER PARK, TX 77536

Legislation Details (With Text)

File #: MIN 19-115 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
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Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of minutes of regular meeting of July 16, 2019.

Summary:

Fiscal/Budgetary Impact:

None

Approve

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes of

THE 1737th 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 16, 2019, AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.
SHERRY GARRISON
TJ HAIGHT
TOMMY GINN
BILL PATTERSON
RON MARTIN

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES
GARY JACKSON
SHANNON BENNETT
JIM FOX

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY
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/RECOGNITION OF L. C. BUTLER'S 96TH BIRTHDAY – Mayor Mouton presented L.C. Butler with a key to the City and everyone sang Happy Birthday to him.
5. AUTHORIZATION TO REJECT BIDS AND RE-BID THE SURFACE WATER TREATMENT PLANT - SLUDGE REMOVAL PROJECT - Motion was made by Councilwoman Garrison and seconded by Councilman Patterson for authorization to reject bid and to re-bid the Surface Water Treatment Plant-Sludge Removal Project. Motion carried 6 to 0.
6. AWARDING BID FOR PRINTING OF THE CITY OF DEER PARK'S MESSENGER – Motion was made by Councilman Ginn and seconded by Councilman Martin to award the bid for printing of the City of Deer Park's Messenger to Richmond Printing, low bidder. Motion carried 6 to 0.

7. 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 regular meeting on July 2, 2019.
 - b. Acceptance of certification of the anticipated Tax Collection Rate.

Motion carried 6 to 0.

8. CONSIDERATION OF AND ACTION ON AN AMENDMENT TO THE CITY'S COMMERCIAL SOLID WASTE AGREEMENT WITH WASTE MANAGEMENT OF TEXAS, INC. – Motion was made by Councilman Martin and seconded by Councilwoman Garrison to amend the City's Commercial Solid Waste Agreement with Waste Management of Texas, Inc. Motion carried 6 to 0.
9. CONSIDERATION OF AND ACTION ON AN AGREEMENT WITH COBB FENDLEY FOR THE FINAL DESIGN SERVICES OF DRAINAGE IMPROVEMENTS FOR HERITAGE ADDITION, DEER PARK MANOR AND DELO-ELAINE SUBDIVISIONS Motion was made by Councilwoman Garrison and seconded by Councilman Patterson to enter into an agreement with Cobb Fendley for the Final Design Services of Drainage Improvements for Heritage Addition, Deer Park Manor and Delo-Elaine Subdivisions. Motion carried 6 to 0.
10. CONSIDERATION OF AND ACTION ON A RESOLUTION DENYING CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S APPLICATION FOR APPROVAL OF A DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY – After a proposed resolution was read by caption, motion was made by Councilman Martin and seconded by Councilman Patterson to adopt Resolution No. 2019-07, captioned as follows:

A RESOLUTION OF THE CITY OF DEER PARK TEXAS FINDING THAT CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S REQUESTED INCREASE TO ITS ELECTRIC TRANSMISSION AND DISTRIBUTION RATES AND CHARGES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

Motion carried 6 to 0.

11. CONSIDERATION OF AND ACTION ON AN ORDINANCE CALLING A PUBLIC HEARING ON THE PROPOSED FY 2019-2020 CRIME CONTROL AND PREVENTION DISTRICT BUDGET - After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilwoman Garrison to adopt Ordinance No. 4083, captioned as follows:

AN ORDINANCE OF THE CITY OF DEER PARK SETTING A DATE AND TIME FOR A PUBLIC HEARING ON THE CITY APPROVING THE 2019-2020 BUDGET FOR THE CRIME CONTROL AND PREVENTION DISTRICT.

Motion carried 6 to 0.

12. CONSIDERATION OF AND ACTION ON AN ORDINANCE CALLING A PUBLIC HEARING ON THE PROPOSED FY 2019-2020 FIRE CONTROL, PREVENTION AND EMERGENCY MEDICAL SERVICES DISTRICT BUDGET - After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilman Patterson to adopt Ordinance No. 4084, caption as follows:

AN ORDINANCE OF THE CITY OF DEER PARK SETTING A DATE AND TIME FOR A PUBLIC HEARING ON THE CITY APPROVING THE 2019-2020 BUDGET FOR THE FIRE CONTROL PREVENTION AND EMERGENCY MEDICAL SERVICES DISTRICT.

Motion carried 6 to 0.

13. CONSIDERATION OF AND ACTION ON AN ORDINANCE REVISING THE FY 2018-2019 FULL-TIME AND PART-TIME EMPLOYEE CLASSIFICATION SCALES - After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilman Patterson to adopt Ordinance No. 4085, captioned as follows:

AN ORDINANCE AMENDING THE FY 2018-2019 CLASSIFICATION SCALE FOR FULL TIME (CLASSIFIED) AND PART-TIME EMPLOYEES OF THE CITY OF DEER PARK.

Assistant City Manager Gary Jackson commented, "In the exhibit that has the classification scales themselves, there was one that was omitted on that scale. The Deputy Building Official fulltime position was on there, but the Engineering Inspector II, is being added. The hard copy passed out to you tonight, is the correct version of the exhibit."

Motion carried 6 to 0.

14. CONSIDERATION OF AND ACTION ON AN ORDINANCE AMENDING APPENDIX B - SCHEDULE OF FEES, RATES AND CHARGES - SECTION 74-69(B) FOR THE AFTER SCHOOL PROGRAM; ADDING PARKS AND RECREATION SECTION 74-1 THRU 74-6; AND LIBRARY FEES SECTION 80-1 THRU 80-3 OF THE CODE OF ORDINANCES - After a proposed Ordinance was read by caption, motion was made by Councilman Martin and seconded by Councilman Patterson to adopt Ordinance No. 4086, captioned as follows:

AN ORDINANCE AMENDING APPENDIX B–SECTION 74-69(b) AFTER SCHOOL PROGRAM FEES; ADDING PARKS AND RECREATION SECTION 74-1 THRU 74-6 FEES AND PUBLIC LIBRARY FEES SECTIONS 80-1 THRU 80-3 OF THE CODE OF ORDINANCES OF THE CITY OF DEER PARK.

Motion carried 6 to 0.

15. CONSIDERATION OF AND ACTION ON AN ORDINANCE AMENDING APPENDIX B - SCHEDULE OF FEES, RATES AND CHARGES TO ADDRESS COMMERCIAL SOLID WASTE FEES - After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilman Patterson to adopt Ordinance No. 4087, captioned as follows:

AN ORDINANCE AMENDING APPENDIX B–SECTION 90 SOLID WASTE BY ADDING SECTION 90-17 POLYCARBONATE COLLECTIONS FOR MOBILE HOME PARKS IN THE CODE OF ORDINANCES OF THE CITY OF DEER PARK.

Motion carried 6 to 0.

16. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPOINTING ONE MEMBER OF THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION - After a proposed ordinance was read by caption, motion was made by Councilman Patterson and seconded by Councilwoman Garrison to adopt Ordinance No. 4088, captioned as follows:

AN ORDINANCE APPOINTING ONE BOARD MEMBER OF THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF DEER PARK, TEXAS. (Faylene Defrancis)

Motion carried 6 to 0.

17. CONSIDERATION OF AND ACTION ON RATIFYING AN EMERGENCY PURCHASE FOR A REPLACEMENT PUMP AT THE GREEN VALLEY LIFT STATION - Motion was made by Councilman Patterson and seconded by Councilwoman Garrison to ratify the emergency purchase for a replacement pump at the Green Valley Lift Station. Motion carried 6 to 0.

18. ADJOURN – Mayor Mouton adjourned the meeting at 7:43 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor



Legislation Details (With Text)

File #: MIN 19-119 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 7/30/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Approval of minutes of special meeting on August 1, 2019.
Sponsors: City Secretary's Office
Indexes:
Code sections:
Attachments: [CC_MS_080119](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of minutes of special meeting on August 1, 2019.

Summary:

Fiscal/Budgetary Impact:

None

Approval of minutes

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

A SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON AUGUST 01, 2019, BEGINNING AT 5:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON
TOMMY GINN
RON MARTIN
RAE SINOR

MAYOR
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES
GARY JACKSON
SHANNON BENNETT

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY

1. MEETING CALLED TO ORDER – Mayor Mouton called the special meeting to order at 5:30 p.m.
2. PRESENTATION OF PROPOSED CITY OF DEER PARK FISCAL YEAR 2019-2020 BUDGET - City Manager Jay Stokes presented the budget according to the City Charter and thanked Assistant City Manager Gary Jackson, Finance Director Donna Todd, Purchasing Coordinator Tracy Peterson and the Department Directors for their hard work preparing the budget. Mr. Stokes opened the floor for questions and highlighted the ad valorem tax rate of \$0.720000/\$100 valuation, which matches the current fiscal year. Mr. Stokes advised Council of the revisions that were provided in the agenda packet.
3. CONSIDERATION OF AND ACTION ON AN ORDINANCE CALLING A PUBLIC HEARING ON THE PROPOSED CITY OF DEER PARK FISCAL YEAR 2019 - 2020 BUDGET - After a proposed ordinance was read by caption, motion was made by Councilman Martin and seconded by Councilman Ginn to adopt Ordinance No. 4089, captioned as follows:

AN ORDINANCE OF THE CITY OF DEER PARK SETTING A DATE AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET FOR THE YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; AND DECLARING AN EMERGENCY.

Motion carried 4 to 0.

4. ADJOURN – Mayor Mouton adjourned the special meeting at 5:32 p.m.

Shannon Bennett, TRMC
City Secretary

Jerry Mouton
Mayor



Legislation Details (With Text)

File #: AUC 19-001 **Version:** 1 **Name:**

Type: Auction **Status:** Agenda Ready

File created: 6/11/2019 **In control:** City Council

On agenda: 8/6/2019 **Final action:**

Title: Approval of the surplus property list and authorization to auction this surplus property via the Internet through Rene Bates Auctioneers.

Sponsors: Finance

Indexes:

Code sections:

Attachments: [2019 Surplus Auction Items - Revised](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of the surplus property list and authorization to auction this surplus property via the Internet through Rene Bates Auctioneers.

Summary:

Attached is a list of vehicles and equipment that has been turned in as surplus property. City staff recommends that all surplus property be sold through the Rene Bates Auctioneers Internet auction process. The City has used Rene Bates Auctioneers for the past several years and in so doing has achieved greater results versus handling the auction on site. Using this platform affords the City the opportunity to attract more national bidders and a higher dollar bid per item. Rene Bates earns a 6.75% commission on all sales, but no other fees are charged to the City. Pending approval of the City Council, the 2019 auction is scheduled to run for two weeks from Tuesday September 3, 2019 through Friday September 13, 2019 at 10 a.m. in order to complete the process prior to the end of the fiscal year.

Fiscal/Budgetary Impact:

Any proceeds from the sale of surplus property are recorded as revenue in the General Fund, Account No. 010-000-3614, Sale of Surplus Materials.

Approval of and authorization to auction surplus property via the Internet through Rene Bates Auctioneers.

2019 Surplus Auction List

<u>Lot Number</u>	<u>Description</u>	<u>VIN - Number</u>
1	2005 CHEVY SILVERADO MILEAGE - 84,728	1GCHC2402SE300166
2	2003 STERLING DUMP TRUCK; MILEAGE - 63,737	2FZAATBSX3AK53078
3	2004 INTERNATIONAL BUS; MILEAGE - 37,215	1HVBABL44H956759
4	2013 CHEVY CAPRICE; MILEAGE - 81,521	6G1MK5U25DL823866
5	2013 CHEVY CAPRICE; MILEAGE - 87,542	6G1MK5U29DL823868
6	2014 CHEVY TAHOE; MILEAGE - 104,301	1GNLC2E07ER193539
7	2013 CHEVY CAPRICE; MILEAGE - 98,560	6G1MK5U21DL823864
8	2005 FORD E150 ECONOLINE VAN; MILEAGE - 12,419	1FTNX20545ED07593
9	2008 JEEP LIBERTY; MILEAGE - 33,105	1J8GN28K58W162922
10	2006 FORD F450; MILEAGE - 56,730	1FDXF46P16EA19110
11	KUBOTA LS740D	73531
12	DIXIE CHOPPER	11XC3666CTDWW0132
13	MOWER - 3TNV88-DM	9092173
14	1 WOODEN LOCKER	
15	1 MASCOT OUTFIT	
16	2 PALLETS ASSORTED COMPUTERS AND PRINTERS	
17	1 PALLET ASSORTED SERVERS	
18	1 AIR HOCKEY TABLE	
19	3 STOVES AND 1 MICROWAVE	
20	1 COPIER	
21	1 CEMENT CUTTER	
22	1 PALLET OF WIBIT INFLATABLE OBSTACLE COURSE	
23	3 SETS OF METAL LOCKERS	
24	1 AMBULANCE GURNEY	
25	2 KILNS	
26	ASSORTED ANIMAL CAGES	
27	ASSORTED LIGHTS	
28	6 PALLETS ASSORTED POLICE EQUIPMENT	
29	3 METAL BOOK RACKS	
30	8 MAROON OFFICE CHAIRS	
31	22 ASSORTED BICYCLES	
32	2 TUMBLE MATS	
33	1 SURFBOARD	
34	ASSORTED CHRISTMAS TREES	
35	BLOWER AND WEEDEATER	
36	LOT OF ASSORTED POLICE COBAIN EQUIPMENT	
37	1 ELO MONITOR AND RECEIPT PRINTER	
38	ASSORTED NETWORK HUBS	
39	DVD RECORDERS AND WRITERS	
40	3 CASH DRAWERS	
41	2 SHREDDERS	
42	4 BOXES ASSORTED TELEPHONE EQUIPMENT	
43	2 BOXES RADIO EQUIPMENT	
44	1 BOX ASSORTED SURVEILLANCE CAMERAS	
45	1 AIR WRENCH AND STAPLER	
46	1 BOX LARYNSOSCOPES	
47	1 HOVER BOARD	
48	3 LIFE JACKETS	
49	1 ART CASE	
50	1 BOX ASSORTED SIGN LETTERS	
51	1 WELDING HELMET	
52	1 EAGLE X HEAT GUN	
53	2 CAR JACKS	
54	1 TURBIDIMETER	
55	ASSORTED CAMERAS	
56	9 IPADS	
57	5 TOUGHBOOKS	
58	1 GAS DETECTOR	
59	1 VOLTAGE METER	
60	ASSORTED CAR RADIO EQUIPMENT	
61	3 ASSORTED CHAIRS	
62	ASSORTED AUDIO AND VISUAL EQUIPMENT	
63	4 DEFIBRILLATOR	
64	ASSORTED WOODEN OFFICE FURNITURE	
65	3 SETS OF GOLF CLUBS	
66	27 ASSORTED LAPTOPS	
67	ASSORTED WALL PICTURES	
68	2 SEEPPOINT MONITORS	
69	1 CHEMTROL DIGITAL CONTROLLER	
70	4 BOXES ASSORTED EMS APPAREL	
71	ASSORTED AC UNITS	
72	1 PRENTICE CRANE	
73	1 ROTARY AUTOMOTIVE LIFT	
74	14 TIRES 315/80R22.5	
75	2 GARBAGE HOPPERS	



Legislation Details (With Text)

File #: TAXR 19-059 **Version:** 1 **Name:**
Type: Tax Refund **Status:** Agenda Ready
File created: 7/17/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Approval of tax refund to Shri Neelvarni Corp. in the amount of \$7,261.24 due to a value decrease granted by Harris County Appraisal District.
Sponsors: Finance
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of tax refund to Shri Neelvarni Corp. in the amount of \$7,261.24 due to a value decrease granted by Harris County Appraisal District.

Summary:

Section 31.11 of the Texas Property Tax Code requires that all refunds exceeding \$500 be approved by the governing body prior to the issuance of a check to the payee. The following refund is pending:

Shri Neelvarni Corp. in the total amount of \$7,261.24 due to a value decrease granted by Harris County Appraisal District on the 2018 Correction Roll #10 (Acct. #093-490-000-0031).

Fiscal/Budgetary Impact: None.

Approve the tax refund to Shri Neelvarni Corp.



Legislation Details (With Text)

File #: TAXR 19-060 **Version:** 1 **Name:**
Type: Tax Refund **Status:** Agenda Ready
File created: 7/17/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Approval of tax refund to Hi Tech Real Estate LLC in the amount of \$583.20 due to a value decrease granted by Harris County Appraisal District.
Sponsors: Finance
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of tax refund to Hi Tech Real Estate LLC in the amount of \$583.20 due to a value decrease granted by Harris County Appraisal District.

Summary:

Section 31.11 of the Texas Property Tax Code requires that all refunds exceeding \$500 be approved by the governing body prior to the issuance of a check to the payee. The following refund is pending:

Hi Tech Real Estate LLC in the total amount of \$583.20 due to a value decrease granted by Harris County Appraisal District on the 2018 Correction Roll #10 (Acct. #133-297-001-0001).

Fiscal/Budgetary Impact: None.

Approve the tax refund to Hi Tech Real Estate LLC.



Legislation Details (With Text)

File #: TAXR 19-061 **Version:** 1 **Name:**
Type: Tax Refund **Status:** Agenda Ready
File created: 7/17/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Approval of tax refund to Fabco Properties LLC in the amount of \$4,676.52 due to a value decrease granted by Harris County Appraisal District.
Sponsors: Finance
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of tax refund to Fabco Properties LLC in the amount of \$4,676.52 due to a value decrease granted by Harris County Appraisal District.

Summary:

Section 31.11 of the Texas Property Tax Code requires that all refunds exceeding \$500 be approved by the governing body prior to the issuance of a check to the payee. The following refund is pending:

Fabco Properties LLC in the total amount of \$4,676.52 due to a value decrease granted by Harris County Appraisal District on the 2018 Correction Roll #10 (Acct. #136-695-001-0001).

Fiscal/Budgetary Impact: None.

Approve the tax refund to Fabco Properties LLC.



Legislation Details (With Text)

File #: TAXR 19-062 **Version:** 1 **Name:**
Type: Tax Refund **Status:** Agenda Ready
File created: 7/17/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Approval of tax refund to Shirley Cline in the amount of \$655.73 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.
Sponsors: Finance
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of tax refund to Shirley Cline in the amount of \$655.73 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.

Summary:

Section 31.11 of the Texas Property Tax Code requires that all refunds exceeding \$500 be approved by the governing body prior to the issuance of a check to the payee. The following refund is pending:

Shirley Cline in the total amount of \$655.73 due to a homestead exemption, an over-65 exemption and a freeze change granted by Harris County Appraisal District on the 2018 Correction Roll #10 (Acct. #093-494-000-0007).

Fiscal/Budgetary Impact: None.

Approve the tax refund to Shirley Cline.



Legislation Details (With Text)

File #: TAXR 19-063 **Version:** 1 **Name:**
Type: Tax Refund **Status:** Agenda Ready
File created: 7/17/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Approval of tax refund to Stockard Realty Partnership LTD in the amount of \$1,896.26 due to a value decrease granted by Harris County Appraisal District.
Sponsors: Finance
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of tax refund to Stockard Realty Partnership LTD in the amount of \$1,896.26 due to a value decrease granted by Harris County Appraisal District.

Summary:

Section 31.11 of the Texas Property Tax Code requires that all refunds exceeding \$500 be approved by the governing body prior to the issuance of a check to the payee. The following refund is pending:

Stockard Realty Partnership LTD in the total amount of \$1,896.26 due to a value decrease granted by Harris County Appraisal District on the 2018 Correction Roll #10 (Acct. #129-772-001-0003).

Fiscal/Budgetary Impact: None.

Approve the tax refund to Stockard Realty Partnership LTD.



Legislation Details (With Text)

File #: TAXR 19-064 **Version:** 1 **Name:**
Type: Tax Refund **Status:** Agenda Ready
File created: 7/17/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Approval of tax refund to Varni Ventures in the amount of \$5,962.13 due to a value decrease granted by Harris County Appraisal District.
Sponsors: Finance
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Approval of tax refund to Varni Ventures in the amount of \$5,962.13 due to a value decrease granted by Harris County Appraisal District.

Summary:

Section 31.11 of the Texas Property Tax Code requires that all refunds exceeding \$500 be approved by the governing body prior to the issuance of a check to the payee. The following refund is pending:

Varni Ventures in the total amount of \$5,962.13 due to a value decrease granted by Harris County Appraisal District on the 2018 Correction Roll #10 (Acct. #130-034-001-0001).

Fiscal/Budgetary Impact: None.

Approve the tax refund to Varni Ventures.



Legislation Details (With Text)

File #: RPT 19-034 **Version:** 1 **Name:**
Type: Report **Status:** Agenda Ready
File created: 7/11/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Acceptance of Quarterly Investment Report for the quarter ended June 30, 2019.
Sponsors:
Indexes:
Code sections:
Attachments: [2019 3Q Investment Report](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Acceptance of Quarterly Investment Report for the quarter ended June 30, 2019.

Summary: Chapter 2, Administration, Article VII (Finance), All of Division 2 (Investment Policy), Section 2-274 Reporting, of the Code of Ordinances of the City of Deer Park, requires the Investment Officers to prepare and submit to City Council an investment report no less than on a quarterly basis. This requirement is in compliance with the Texas Public Funds Investment Act, V.T.C.A., Government Code Ch. 2256 as amended (the "Act"). The City's Investment Officers have worked with the Investment Advisor to prepare this report for the quarter ended June 30, 2019 and each has signed the report.

At June 30, 2019, all City funds were held in various depository accounts or in accounts at TexPool, TexSTAR, or Texas CLASS, which are local government investment pools authorized by the Investment Policy. All three pools continue to maintain their AAAM rating by Standard & Poor's, which is the highest rating a local government investment pool can achieve.

Cash and investment activity included on the attached report is summarized below:

Cash in Wells Fargo (Depository Bank)	\$ 10,564,997
Money Market Accounts	2,090,978
Certificates of Deposit	43,744,457
TexPool	24,518,562
TexSTAR	18,323,245
Texas CLASS	6,434,295

Total Book Value \$105,676,534

Working with the City's investment advisor, the City has diversified the portfolio during the last few years with current investments of \$45,835,435 in various depository banks through money market accounts and certificates of deposit. At the end of the quarter, these investments represent about 43.4 percent of the portfolio.

These depository investments are earning between 2.48% and 3.05%. Comparatively, rates in the investment pools averaged 2.4054%, 2.4027%, and 2.4199% for the quarter in TexPool, TexSTAR, and Texas CLASS, respectively. The new depository investments have increased investment earnings, but market rates are declining. The City will continue to review and evaluate investment opportunities for safety, liquidity, and yield.

At the end of the third quarter of Fiscal Year 2018-2019, investments in TexPool totaled \$24,518,562, which is a net decrease of \$850,176 from the previous quarter. This net decrease reflects a withdrawal of \$1,000,000 to cover land purchases offset by \$149,824 of interest earnings for the quarter. The TexPool funds earned an average 2.4054% for the quarter (April - June 2019) or 0.45 basis points higher than the average for the previous quarter (note: a basis point is equal to 1/100 of a percentage point so 0.01 equals 1 basis point). On June 30, 2019, TexPool was earning 2.4274%.

Investments in TexSTAR at the end of the third quarter of the fiscal year totaled \$18,323,245, which is a net decrease of \$5,424,555 from the previous quarter. This net decrease reflects withdrawals of approximately \$5,547,842 to cover bond fund expenditures offset by \$123,287 of interest earnings for the quarter. The TexSTAR funds earned an average 2.4027% for the quarter, a slight 0.10 basis points higher than the average for the previous quarter. On June 30, 2019, TexSTAR was earning 2.4121%.

Investments in Texas CLASS at the end of the third quarter of the fiscal year totaled \$6,434,295, which is an increase of \$38,700 from the previous quarter. This increase represents interest earnings for the quarter. The Texas CLASS funds earned an average 2.4199% for the quarter virtually unchanged from the previous quarter. On June 30, 2019, Texas CLASS was earning 2.4051%.

The federal funds rate, still shown as a range, was last increased on December 19, 2018 to 2.25% - 2.50% (from the previous 2.00% - 2.25%). At the most recent meeting of the Federal Open Market Committee (FOMC) on July 31, 2019, the FOMC reduced this rate by 25 basis points to a new range of 2.00% to 2.25%. There are three more regular meetings of the FOMC during this calendar year, with the next meeting in late September. The possibility remains that there will be at least one more rate cut during the remainder of 2019. Market rates have been declining as seen in the investment pool rates and the certificate of deposit reinvestment/renewal rates. The 2.35% weighted average yield for the third quarter ended June 30, 2019 is slightly below the 2.36% rolling average yield of the three-month U.S. Treasury Bill for the quarter. The City's weighted average yield of 2.20% for the fiscal year-to-date at June 30, 2019 is 7.0 basis points higher than the previous quarter. Currently about 10.0 percent of the portfolio is in the City's depository bank as the City has worked to reallocate these monies into higher yielding investments.

Fiscal/Budgetary Impact:

N/A.

Accept the Investment Report for the Quarter Ended June 30, 2019.



QUARTERLY INVESTMENT REPORT

For the Quarter Ended

June 30, 2019

Prepared by
Valley View Consulting, L.L.C. (1)

To the best of our knowledge, this portfolio and report are in compliance with the investment strategy expressed in Chapter 2, Administration, Article VII, Division 2, Investment Policy of the Code of Ordinances of the City of Deer Park and the Texas Public Funds Investment Act, Government Code Ch. 2256, as amended.

City Manager

Assistant City Manager

Director of Finance

(1) 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.

Strategy Summary

Quarter End Results by Investment Category:

		March 31, 2019		June 30, 2019	
Asset Type	Book Value	Market Value	Book Value	Market Value	Ave. Yield
MMA/NOW	\$ 12,553,161.22	\$ 12,553,161.22	\$ 12,655,974.60	\$ 12,655,974.60	0.58%
LGIPs	55,512,133.21	55,512,133.21	49,276,102.45	49,276,102.45	2.38%
CDS/Securities	43,497,517.84	43,497,517.84	43,744,456.81	43,744,456.81	2.83%
Totals	\$ 111,562,812.27	\$ 111,562,812.27	\$ 105,676,533.86	\$ 105,676,533.86	

Current Quarter Average Yield (1)

Total Portfolio	2.35%
Rolling Three Month Treasury	2.36%
Rolling Six Month Treasury	2.43%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	2.20%
Rolling Three Month Treasury	2.39%
Rolling Six Month Treasury	2.44%
Quarter-End TexPool Yield	2.36%
Quarter-End TextSTAR Yield	2.37%
Quarter-End TexasCLASS Yield	2.54%

<u>Interest Earnings</u>	
Quarterly Interest Income \$	634,207.55
Year-to-date Interest Income \$	1,738,630.54
	Approximate

Note: Bank balances represent pooled cash accounts (General Fund, Accounts Payable and Payroll), plus the CCPD, FCPEMSD and DPCDC accounts. Cash balances are unaudited.

(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.

Investment Holdings
June 30, 2019

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (days)	Yield
Wells Fargo #2800 MMA		0.20%	07/01/19	06/30/19	\$ 5,721,980.75	\$ 5,721,980.75	1.00	\$ 5,721,980.75	1	0.20%
Wells Fargo #9865 MMA		0.20%	07/01/19	06/30/19	2,043,936.24	2,043,936.24	1.00	2,043,936.24	1	0.20%
Wells Fargo #9824 MMA		0.20%	07/01/19	06/30/19	718,054.47	718,054.47	1.00	718,054.47	1	0.20%
Wells Fargo #6267 MMA		0.20%	07/01/19	06/30/19	2,081,025.03	2,081,025.03	1.00	2,081,025.03	1	0.20%
Green Bank MMA		2.53%	07/01/19	06/30/19	2,090,978.11	2,090,978.11	1.00	2,090,978.11	1	2.53%
TexPool	AAA	2.38%	07/01/19	06/30/19	24,518,561.92	24,518,561.92	1.00	24,518,561.92	1	2.38%
TexSTAR	AAA	2.38%	07/01/19	06/30/19	18,323,245.39	18,323,245.39	1.00	18,323,245.39	1	2.38%
TexasCLASS	AAA	2.39%	07/01/19	06/30/19	6,434,295.14	6,434,295.14	1.00	6,434,295.14	1	2.39%
East West Bank CD		2.75%	07/22/19	09/21/18	2,553,875.11	2,553,875.11	100.00	2,553,875.11	22	2.79%
East West Bank CD		2.79%	10/21/19	09/21/18	2,554,667.23	2,554,667.23	100.00	2,554,667.23	113	2.83%
East West Bank CD		2.71%	11/01/19	02/01/19	2,022,397.64	2,022,397.64	100.00	2,022,397.64	124	2.75%
LegacyTexas Bank CD		2.75%	12/02/19	06/01/18	2,055,698.51	2,055,698.51	100.00	2,055,698.51	155	2.78%
East West Bank CD		2.71%	03/04/20	03/04/19	2,017,748.32	2,017,748.32	100.00	2,017,748.32	248	2.75%
East West Bank CD		2.91%	04/01/20	10/01/18	2,555,007.25	2,555,007.25	100.00	2,555,007.25	276	2.95%
Origin Bank CD		2.76%	05/29/20	01/29/19	3,020,416.44	3,020,416.44	100.00	3,020,416.44	334	2.79%
East West Bank CD		2.97%	07/01/20	10/01/18	2,556,154.07	2,556,154.07	100.00	2,556,154.07	367	3.01%
WellsBank CD		3.05%	08/20/20	11/20/18	3,045,515.51	3,045,515.51	100.00	3,045,515.51	417	3.08%
Origin Bank CD		2.76%	09/01/20	02/01/19	3,020,189.59	3,020,189.59	100.00	3,020,189.59	429	2.79%
East West Bank CD		3.03%	10/01/20	10/01/18	2,557,301.32	2,557,301.32	100.00	2,557,301.32	459	3.08%
Origin Bank CD		2.91%	11/29/20	01/29/19	3,021,526.03	3,021,526.03	100.00	3,021,526.03	518	2.94%
Origin Bank CD		2.91%	02/01/21	02/01/19	2,014,191.23	2,014,191.23	100.00	2,014,191.23	582	2.94%
East West Bank CD		2.56%	02/01/21	05/01/19	2,572,731.36	2,572,731.36	100.00	2,572,731.36	582	2.59%
LegacyTexas Bank CD		2.74%	03/01/21	03/01/19	3,602,547.28	3,602,547.28	100.00	3,602,547.28	610	2.77%
East West Bank CD		2.58%	04/02/21	04/02/19	2,574,489.92	2,574,489.92	100.00	2,574,489.92	642	2.62%
LegacyTexas Bank CD		2.48%	06/03/21	06/03/19	2,000,000.00	2,000,000.00	100.00	2,000,000.00	704	2.51%
					\$ 105,676,533.86	\$ 105,676,533.86				
								\$ 105,676,533.86	164	2.35%
									(1)	(2)

(1) **Weighted average life** - For purposes of calculating weighted average life, bank accounts, pools and money market funds are assumed to have a one day maturity.
(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.

Book Value Comparison

Description	Coupon/ Discount	Maturity Date	March 31, 2019				June 30, 2019			
			Par Value	Book Value	Purchases/ Adjustments	Sales/Adjust/ Call/Maturity	Par Value	Book Value		
Wells Fargo #2800 MMA	0.20%	07/01/19	\$ 4,465,820.34	\$ 4,465,820.34	\$ 1,256,160.41	\$ -	\$ 5,721,980.75	\$ 5,721,980.75		
Wells Fargo #9865 MMA	0.20%	07/01/19	1,947,770.07	1,947,770.07	96,166.17	-	2,043,936.24	2,043,936.24		
Wells Fargo #9824 MMA	0.20%	07/01/19	1,537,182.86	1,537,182.86	-	(819,128.39)	718,054.47	718,054.47		
Wells Fargo #6267 MMA	0.20%	07/01/19	2,524,743.07	2,524,743.07	-	(443,718.04)	2,081,025.03	2,081,025.03		
Green Bank MMA	2.53%	07/01/19	2,077,644.88	2,077,644.88	13,333.23	-	2,090,978.11	2,090,978.11		
TexPool	2.38%	07/01/19	25,368,737.99	25,368,737.99	-	(850,176.07)	24,518,561.92	24,518,561.92		
TexSTAR	2.38%	07/01/19	23,747,800.01	23,747,800.01	-	(5,424,554.62)	18,323,245.39	18,323,245.39		
TexasCLASS	2.39%	07/01/19	6,395,595.21	6,395,595.21	38,699.93	-	6,434,295.14	6,434,295.14		
East West Bank CD	2.30%	04/02/19	2,557,962.79	2,557,962.79	-	(2,557,962.79)	-	-		
East West Bank CD	2.44%	05/01/19	2,556,615.97	2,556,615.97	-	(2,556,615.97)	-	-		
BTB Bank CD	2.52%	06/01/19	2,042,375.64	2,042,375.64	-	(2,042,375.64)	-	-		
East West Bank CD	2.75%	07/22/19	2,536,425.86	2,536,425.86	17,449.25	-	2,553,875.11	2,553,875.11		
East West Bank CD	2.79%	10/21/19	2,536,959.57	2,536,959.57	17,707.66	-	2,554,667.23	2,554,667.23		
East West Bank CD	2.71%	11/01/19	2,008,779.99	2,008,779.99	13,617.65	-	2,022,397.64	2,022,397.64		
LegacyTexas Bank CD	2.75%	12/02/19	2,041,515.01	2,041,515.01	14,183.50	-	2,055,698.51	2,055,698.51		
East West Bank CD	2.71%	03/04/20	2,004,161.98	2,004,161.98	13,586.34	-	2,017,748.32	2,017,748.32		
East West Bank CD	2.91%	04/01/20	2,536,538.32	2,536,538.32	18,468.93	-	2,555,007.25	2,555,007.25		
Origin Bank CD	2.76%	05/29/20	3,000,000.00	3,000,000.00	20,416.44	-	3,020,416.44	3,020,416.44		
East West Bank CD	2.97%	07/01/20	2,537,297.28	2,537,297.28	18,856.79	-	2,556,154.07	2,556,154.07		
WallisBank CD	3.05%	08/20/20	3,023,047.89	3,023,047.89	22,467.62	-	3,045,515.51	3,045,515.51		
Origin Bank CD	2.76%	09/01/20	3,000,000.00	3,000,000.00	20,189.59	-	3,020,189.59	3,020,189.59		
East West Bank CD	3.03%	10/01/20	2,538,056.42	2,538,056.42	19,244.90	-	2,557,301.32	2,557,301.32		
Origin Bank CD	2.91%	11/29/20	3,000,000.00	3,000,000.00	21,526.03	-	3,021,526.03	3,021,526.03		
East West Bank CD	2.91%	02/01/21	2,000,000.00	2,000,000.00	14,191.23	-	2,014,191.23	2,014,191.23		
LegacyTexas Bank CD	2.56%	02/01/21	-	-	2,572,731.36	-	2,572,731.36	2,572,731.36		
East West Bank CD	2.74%	03/01/21	3,577,781.12	3,577,781.12	24,766.16	-	3,602,547.28	3,602,547.28		
East West Bank CD	2.58%	04/02/21	-	-	2,574,489.92	-	2,574,489.92	2,574,489.92		
LegacyTexas Bank CD	2.48%	06/03/21	-	-	2,000,000.00	-	2,000,000.00	2,000,000.00		
TOTAL			\$ 111,562,812.27	\$ 111,562,812.27	\$ 8,808,253.11	\$(14,694,531.52)	\$ 105,676,533.86	\$ 105,676,533.86		

Market Value Comparison

March 31, 2019

June 30, 2019

Description	Coupon/ Discount	Maturity Date	March 31, 2019		Qtr to Qtr Change	June 30, 2019	
			Par Value	Market Value		Par Value	Market Value
Wells Fargo #2800 MMA	0.20%	07/01/19	\$ 4,465,820.34	\$ 4,465,820.34	\$ 1,256,160.41	\$ 5,721,980.75	\$ 5,721,980.75
Wells Fargo #9865 MMA	0.20%	07/01/19	1,947,770.07	1,947,770.07	96,166.17	2,043,936.24	2,043,936.24
Wells Fargo #9824 MMA	0.20%	07/01/19	1,537,182.86	1,537,182.86	(819,128.39)	718,054.47	718,054.47
Wells Fargo #6267 MMA	0.20%	07/01/19	2,524,743.07	2,524,743.07	(443,718.04)	2,081,025.03	2,081,025.03
Green Bank MMA	2.53%	07/01/19	2,077,644.88	2,077,644.88	13,333.23	2,090,978.11	2,090,978.11
TexPool	2.38%	07/01/19	25,368,737.99	25,368,737.99	(850,176.07)	24,518,561.92	24,518,561.92
TexSTAR	2.38%	07/01/19	23,747,800.01	23,747,800.01	(5,424,554.62)	18,323,245.39	18,323,245.39
TexasCLASS	2.38%	07/01/19	6,395,595.21	6,395,595.21	38,699.93	6,434,295.14	6,434,295.14
East West Bank CD	2.30%	04/02/19	2,557,962.79	2,557,962.79	(2,557,962.79)	-	-
East West Bank CD	2.44%	05/01/19	2,556,615.97	2,556,615.97	(2,556,615.97)	-	-
BTB Bank CD	2.52%	06/01/19	2,042,375.64	2,042,375.64	(2,042,375.64)	-	-
East West Bank CD	2.75%	07/22/19	2,536,425.86	2,536,425.86	17,449.25	2,553,875.11	2,553,875.11
East West Bank CD	2.79%	10/21/19	2,536,959.57	2,536,959.57	17,707.66	2,554,667.23	2,554,667.23
East West Bank CD	2.71%	11/01/19	2,008,779.99	2,008,779.99	13,617.65	2,022,397.64	2,022,397.64
Legacy Texas Bank CD	2.75%	12/02/19	2,041,515.01	2,041,515.01	14,183.50	2,055,698.51	2,055,698.51
East West Bank CD	2.71%	03/04/20	2,004,161.98	2,004,161.98	13,586.34	2,017,748.32	2,017,748.32
East West Bank CD	2.91%	04/01/20	2,536,538.32	2,536,538.32	18,468.93	2,555,007.25	2,555,007.25
Origin Bank CD	2.76%	05/29/20	3,000,000.00	3,000,000.00	20,416.44	3,020,416.44	3,020,416.44
East West Bank CD	2.97%	07/01/20	2,537,297.28	2,537,297.28	18,856.79	2,556,154.07	2,556,154.07
WallisBank CD	3.05%	08/20/20	3,023,047.89	3,023,047.89	22,467.62	3,045,515.51	3,045,515.51
Origin Bank CD	2.76%	09/01/20	3,000,000.00	3,000,000.00	20,189.59	3,020,189.59	3,020,189.59
East West Bank CD	3.03%	10/01/20	2,538,056.42	2,538,056.42	19,244.90	2,557,301.32	2,557,301.32
Origin Bank CD	2.91%	11/29/20	3,000,000.00	3,000,000.00	21,526.03	3,021,526.03	3,021,526.03
East West Bank CD	2.91%	02/01/21	2,000,000.00	2,000,000.00	14,191.23	2,014,191.23	2,014,191.23
Legacy Texas Bank CD	2.56%	02/01/21	-	-	2,572,731.36	2,572,731.36	2,572,731.36
East West Bank CD	2.74%	03/01/21	3,577,781.12	3,577,781.12	24,766.16	3,602,547.28	3,602,547.28
Legacy Texas Bank CD	2.58%	04/02/21	-	-	2,574,489.92	2,574,489.92	2,574,489.92
Legacy Texas Bank CD	2.48%	06/03/21	-	-	2,000,000.00	2,000,000.00	2,000,000.00
TOTAL			\$ 111,562,812.27	\$ 111,562,812.27	\$ (5,886,278.41)	\$ 105,676,533.86	\$ 105,676,533.86

Allocation
June 30, 2019

Book & Market Value

	Total	Pooled Cash	General	Capital Projects & Improvements	Crime Control District	Debt Service Fund
Wells Fargo MIMA	\$ 10,564,996.49	\$ 5,721,980.75	\$ -	\$ -	\$ 2,043,936.24	\$ -
Green Bank MIMA	2,090,978.11	-	2,090,978.11	-	-	-
TexPool	24,518,561.92	-	16,323,411.36	4,042,620.13	-	1,970,654.76
TexSTAR	18,323,245.39	-	2,612,502.29	15,710,743.10	-	-
TexasCLASS	6,434,295.14	-	-	6,434,295.14	-	-
07/22/19-East West Bank CD	2,553,875.11	-	2,553,875.11	-	-	-
10/21/19-East West Bank CD	2,554,667.23	-	2,554,667.23	-	-	-
11/01/19-East West Bank CD	2,022,397.64	-	2,022,397.64	-	-	-
12/02/19-LegacyTexas Bank CD	2,055,698.51	-	2,055,698.51	-	-	-
03/04/20-East West Bank CD	2,017,748.32	-	2,017,748.32	-	-	-
04/01/20-East West Bank CD	2,555,007.25	-	2,555,007.25	-	-	-
05/29/20-Origin Bank CD	3,020,416.44	-	3,020,416.44	-	-	-
07/01/20-East West Bank CD	2,556,154.07	-	2,556,154.07	-	-	-
08/20/20-WallisBank CD	3,045,515.51	-	3,045,515.51	-	-	-
09/01/20-Origin Bank CD	3,020,189.59	-	3,020,189.59	-	-	-
10/01/20-East West Bank CD	2,557,301.32	-	2,557,301.32	-	-	-
11/29/20-Origin Bank CD	3,021,526.03	-	3,021,526.03	-	-	-
02/01/21-Origin Bank CD	2,014,191.23	-	2,014,191.23	-	-	-
02/01/21-East West Bank CD	2,572,731.36	-	2,572,731.36	-	-	-
03/01/21-LegacyTexas Bank CD	3,602,547.28	-	3,602,547.28	-	-	-
04/02/21-East West Bank CD	2,574,489.92	-	2,574,489.92	-	-	-
06/03/21-LegacyTexas Bank CD	2,000,000.00	-	2,000,000.00	-	-	-
Total	\$ 105,676,533.86	\$ 5,721,980.75	\$ 64,771,348.57	\$ 26,187,658.37	\$ 2,043,936.24	\$ 1,970,654.76

Allocation
June 30, 2019

(Continued)

Book & Market Value

	East Boulevard Fund	Fire Control District	Street Assessments	Water & Sewer	Community Development Corporation	Senior Citizens Fund	Special Revenue (Police)
Wells Fargo MMA	\$ -	\$ 718,054.47	\$ -	\$ -	\$ 2,081,025.03	\$ -	\$ -
Green Bank MMA	-	-	-	-	-	-	-
TexPool	27,496.41	-	77,845.47	1,922,286.74	-	116,101.67	38,145.38
TexSTAR	-	-	-	-	-	-	-
TexasCLASS	-	-	-	-	-	-	-
07/22/19-East West Bank CD	-	-	-	-	-	-	-
10/21/19-East West Bank CD	-	-	-	-	-	-	-
11/01/19-East West Bank CD	-	-	-	-	-	-	-
12/02/19-LegacyTexas Bank CD	-	-	-	-	-	-	-
03/04/20-East West Bank CD	-	-	-	-	-	-	-
04/01/20-East West Bank CD	-	-	-	-	-	-	-
05/29/20-Origin Bank CD	-	-	-	-	-	-	-
07/01/20-East West Bank CD	-	-	-	-	-	-	-
08/20/20-WallisBank CD	-	-	-	-	-	-	-
09/01/20-Origin Bank CD	-	-	-	-	-	-	-
10/01/20-East West Bank CD	-	-	-	-	-	-	-
11/29/20-Origin Bank CD	-	-	-	-	-	-	-
02/01/21-Origin Bank CD	-	-	-	-	-	-	-
02/01/21-East West Bank CD	-	-	-	-	-	-	-
03/01/21-LegacyTexas Bank CD	-	-	-	-	-	-	-
04/02/21-East West Bank CD	-	-	-	-	-	-	-
06/03/21-LegacyTexas Bank CD	-	-	-	-	-	-	-
Total	\$ 27,496.41	\$ 718,054.47	\$ 77,845.47	\$ 1,922,286.74	\$ 2,081,025.03	\$ 116,101.67	\$ 38,145.38

Allocation
March 31, 2019

Book & Market Value

	Total	Pooled Cash	General	Capital Projects & Improvements	Crime Control District	Debt Service Fund
Wells Fargo MMA	\$ 10,475,516.34	\$ 4,465,820.34	\$ -	\$ -	\$ 1,947,770.07	\$ -
Green Bank MMA	2,077,644.88	-	2,077,644.88	-	-	-
TexPool	25,368,737.99	-	17,222,536.49	4,018,473.87	-	1,958,884.11
TexSTAR	23,747,800.01	-	2,596,915.44	21,150,884.57	-	-
TexasCLASS	6,395,595.21	-	-	6,395,595.21	-	-
04/02/19-East West Bank CD	2,557,962.79	-	2,557,962.79	-	-	-
05/01/19-East West Bank CD	2,556,615.97	-	2,556,615.97	-	-	-
06/01/19-BTH Bank CD	2,042,375.64	-	2,042,375.64	-	-	-
07/22/19-East West Bank CD	2,536,425.86	-	2,536,425.86	-	-	-
10/21/19-East West Bank CD	2,536,959.57	-	2,536,959.57	-	-	-
11/01/19-East West Bank CD	2,008,779.99	-	2,008,779.99	-	-	-
12/02/19-LegacyTexas Bank CD	2,041,515.01	-	2,041,515.01	-	-	-
03/04/20-East West Bank CD	2,004,161.98	-	2,004,161.98	-	-	-
04/01/20-East West Bank CD	2,536,538.32	-	2,536,538.32	-	-	-
05/29/20-Origin Bank CD	3,000,000.00	-	3,000,000.00	-	-	-
07/01/20-East West Bank CD	2,537,297.28	-	2,537,297.28	-	-	-
08/20/20-WallisBank CD	3,023,047.89	-	3,023,047.89	-	-	-
09/01/20-Origin Bank CD	3,000,000.00	-	3,000,000.00	-	-	-
10/01/20-East West Bank CD	2,538,056.42	-	2,538,056.42	-	-	-
11/29/20-Origin Bank CD	3,000,000.00	-	3,000,000.00	-	-	-
02/01/21-Origin Bank CD	2,000,000.00	-	2,000,000.00	-	-	-
03/01/21-LegacyTexas Bank CD	3,577,781.12	-	3,577,781.12	-	-	-
Total	\$ 111,562,812.27	\$ 4,465,820.34	\$ 65,394,614.65	\$ 31,564,953.65	\$ 1,947,770.07	\$ 1,958,884.11

Allocation
March 31, 2019

(Continued)

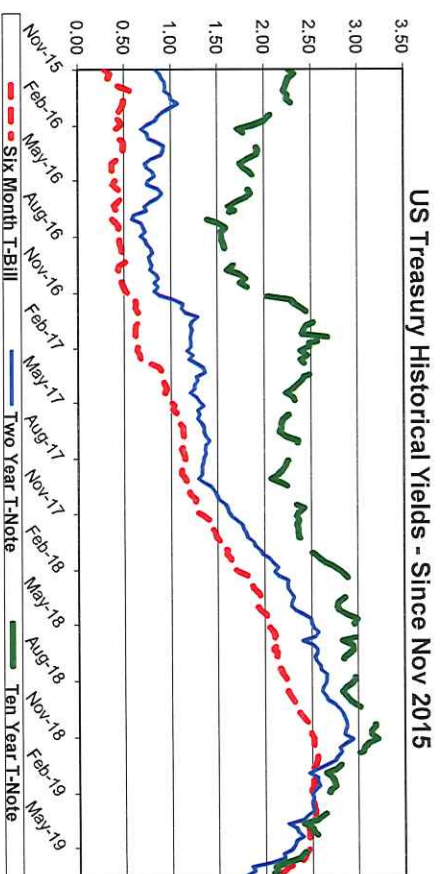
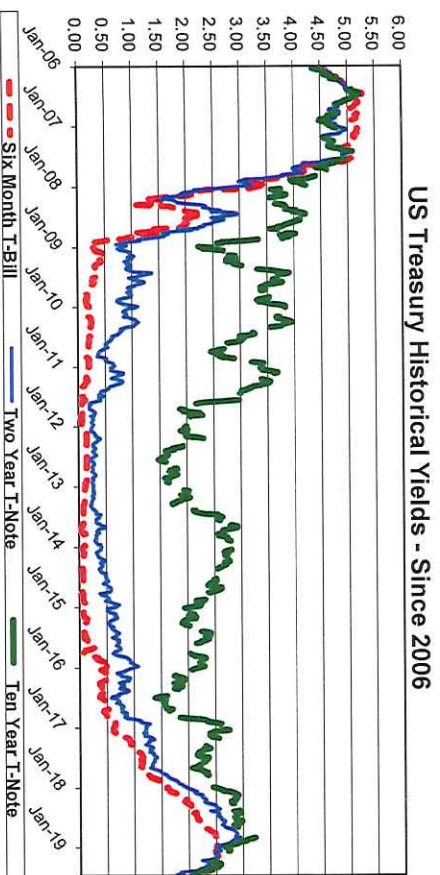
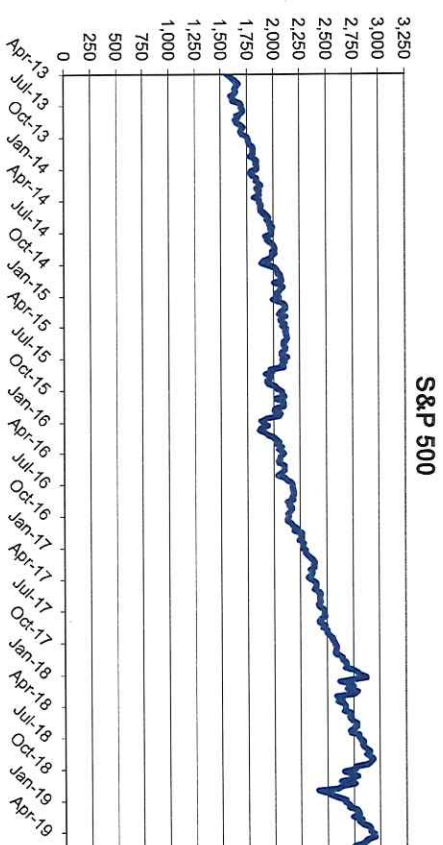
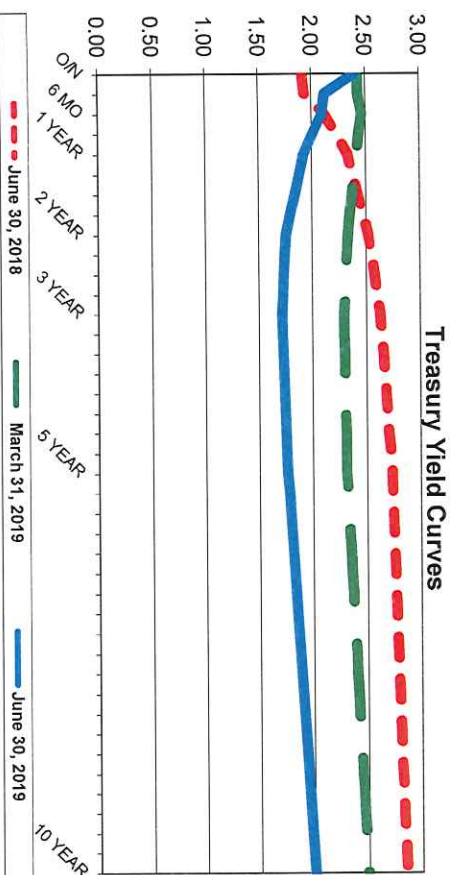
Book & Market Value

	East Boulevard Fund	Fire Control District	Street Assessments	Water & Sewer	Community Development Corporation	Senior Citizens Fund	Special Revenue (Police)
Wells Fargo MMA	\$ -	\$ 1,537,182.86	\$ -	\$ -	\$ 2,524,743.07	\$ -	\$ -
Green Bank MMA	-	-	-	-	-	-	-
TexPool	27,332.17	-	77,380.56	1,910,805.05	-	115,408.18	37,917.56
TexSTAR	-	-	-	-	-	-	-
TexasCLASS	-	-	-	-	-	-	-
04/02/19-East West Bank CD	-	-	-	-	-	-	-
05/01/19-East West Bank CD	-	-	-	-	-	-	-
06/01/19-BTH Bank CD	-	-	-	-	-	-	-
07/22/19-East West Bank CD	-	-	-	-	-	-	-
10/21/19-East West Bank CD	-	-	-	-	-	-	-
11/01/19-East West Bank CD	-	-	-	-	-	-	-
12/02/19-LegacyTexas Bank CD	-	-	-	-	-	-	-
03/04/20-East West Bank CD	-	-	-	-	-	-	-
04/01/20-East West Bank CD	-	-	-	-	-	-	-
05/29/20-Origin Bank CD	-	-	-	-	-	-	-
07/01/20-East West Bank CD	-	-	-	-	-	-	-
08/20/20-WallisBank CD	-	-	-	-	-	-	-
09/01/20-Origin Bank CD	-	-	-	-	-	-	-
10/01/20-East West Bank CD	-	-	-	-	-	-	-
11/29/20-Origin Bank CD	-	-	-	-	-	-	-
02/01/21-Origin Bank CD	-	-	-	-	-	-	-
03/01/21-LegacyTexas Bank CD	-	-	-	-	-	-	-
Total	\$ 27,332.17	\$ 1,537,182.86	\$ 77,380.56	\$ 1,910,805.05	\$ 2,524,743.07	\$ 115,408.18	\$ 37,917.56

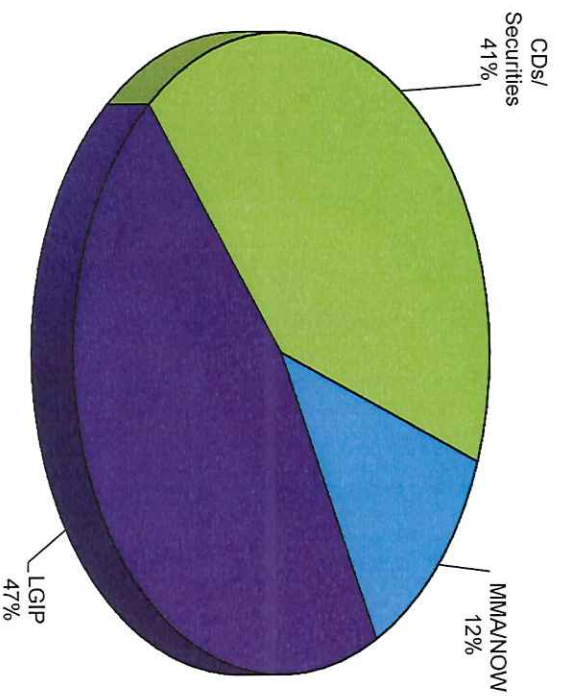
Economic Overview

6/30/2019

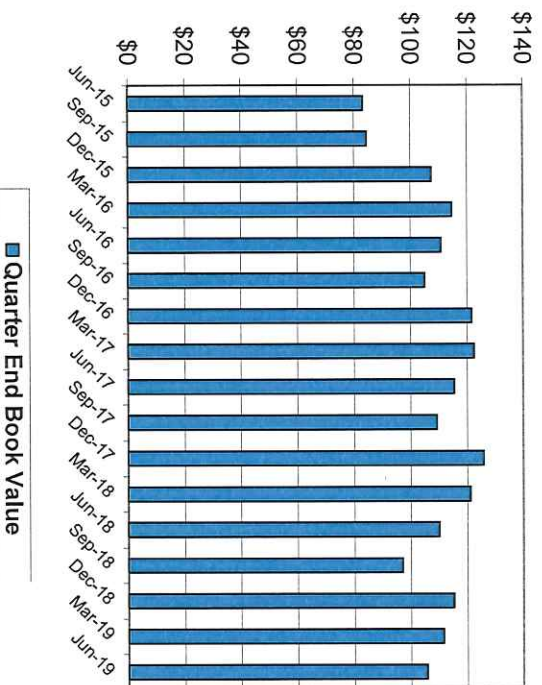
The Federal Open Market Committee (FOMC) maintained the Fed Funds target range 2.25% - 2.50% (Effective Fed Funds are trading +/-2.40%). The Futures Market projects multiple decreases beginning later this summer. Gradual FRB portfolio reduction continues by limiting reinvestment of maturing holdings, but that strategy will end this summer. May Non Farm Payroll only generated 75,000 new jobs, lowering the three month rolling average to 151k. Crude oil bounced up and down this spring around +/- \$60. The Stock Markets reached new highs. Overall economic activity, including housing, remains mostly favorable but mixed. The inverted Yield Curve continues towards lower yields.



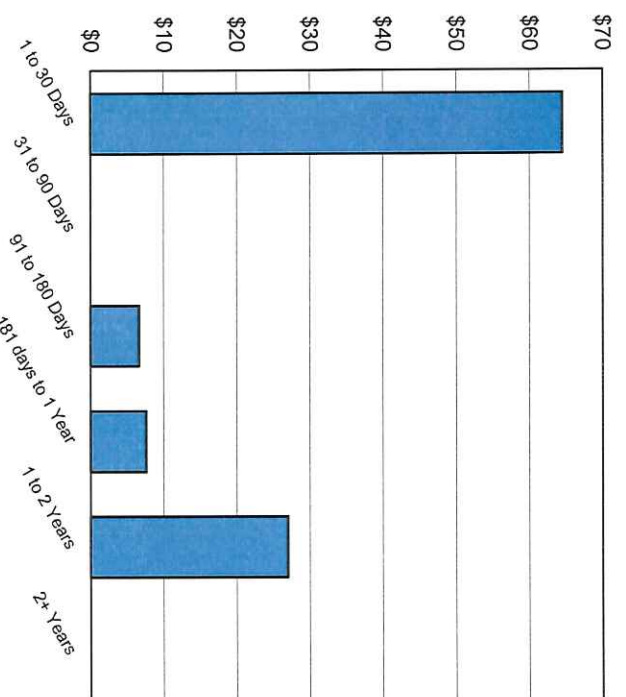
Portfolio Composition



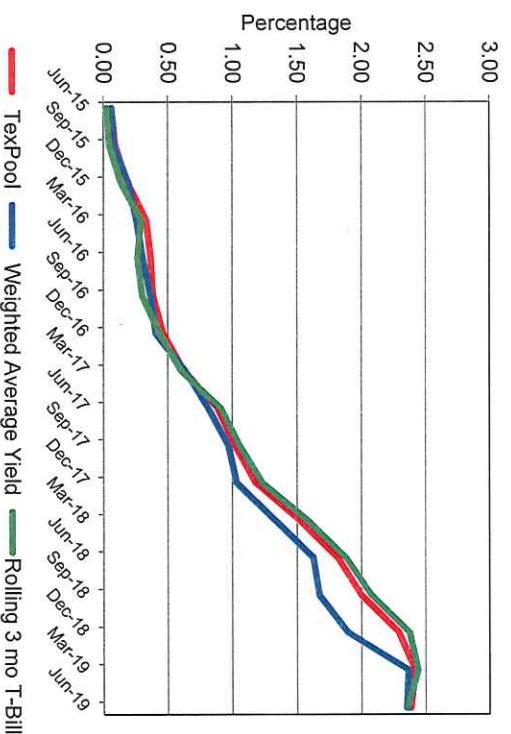
Total Portfolio (Millions)



Distribution by Maturity (Millions)



Total Portfolio Performance





Legislation Details (With Text)

File #: RPT 19-038 **Version:** 1 **Name:**
Type: Report **Status:** Agenda Ready
File created: 7/22/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Acceptance of the Deer Park Community Development Corporation's quarterly report for the period of April 1, 2019 - June 30, 2019.
Sponsors: City Manager's Office, Finance, Parks & Recreation
Indexes:
Code sections:
Attachments: [DPCDC 3rd Q Report Cumulative_072219](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Acceptance of the Deer Park Community Development Corporation's quarterly report for the period of April 1, 2019 - June 30, 2019.

Summary: Section 6.1 of the Corporation's bylaws states that the Board shall prepare a quarterly activity report, detailing the projects and work accomplished during the previous quarter. This report shall be reviewed by the Board by the end of the month following the end of each quarter and then submitted to City Council immediately thereafter. The attached report for the period of April 1, 2019 - June 30, 2019 has been approved by the Deer Park Community Development Corporation at its July 22, 2019 meeting.

Fiscal/Budgetary Impact:

N/A.

Accept the Deer Park Community Development Corporation's quarterly report for the period of April 1, 2019 - June 30, 2019.

Deer Park Community Development Corporation

Quarterly Report: April 1, 2019 – June 30, 2019

Meetings Conducted and Activities

April 1 – Walk through of the Deer Park Girls Softball project – City Staff

April 3 – Kick-off meeting to discuss the Hike and Bike project – City Staff/Burditt/Hike and Bike trails committee members

April 4 – Meeting with Halff to discuss project items – City Staff/Halff

April 9 – Meeting to discuss Hike and Bike trails project – City Staff

April 15 – DPCDC quarterly report budget meeting – City Staff

April 15 – Conference call with Brinkley Sargent Wigington to discuss Community Center project – City Staff/BSW

April 16 – Meeting to discuss items related to minutes from meeting with Halff – City Staff

April 22 - Punch list walk through of the Deer Park Girls Softball Complex – City Staff/Tandem Services/Halff

April 22 – Meeting to discuss Community Center presentation – City Staff/BSW

April 22 – Regular meeting of the Deer Park Community Development Cooperation – City Staff/DPCDC

April 22 - Joint meeting of City Council, DPCDC, PARC to discuss items related to the Community Center project – City Staff/BSW/City Council/DPCDC/PARC

April 25 – Meeting to discussion items related to the Community Center project – City staff/BSW

May 1 – Walk through of the Deer Park Girls Softball project – City Staff

May 7 – Conference call to discuss items related to Community Center project – City staff/BSW

May 7 – Acceptance and release of retainage for the Maxwell Adult Center Expansion DPCDC project – City Staff/City Council

May 14 – Meeting to discuss items related to the Deer Park Girls Softball project – City Staff

May 16 – Meeting with Harris County Flood Control District to discuss potential Hike and Bike trail access – City Staff/HCFCD

May 21 – Walk through of the Deer Park Girls Softball project – City Staff

May 21 – Consideration of and action on an ordinance appointing a member of the Deer Park Community Development Corporation – City staff/City Council

May 23 – Walk through of the Deer Park Girls Softball project and Soccer Complex – City Staff/Tandem Services/Halff

May 25 – Conference call with Brinkley Sargent Wigington to discuss updates on Community Center project – City Staff/BSW

May 28 – Meeting to discuss items related to the Deer Park Girls Softball Complex – City staff

May 30 – Meeting to discuss items related to the Community Center project – City staff

June 17 – Conference call to discuss Community Center project design – City staff/BSW

June 18 – Ribbon cutting ceremony for the Deer Park Girls Softball Complex – City Staff/Halff/Tandem Services/City Council/Elected officials/Citizens from the community

June 24 – Meeting to discuss RAS inspection of the Deer Park Soccer Complex and Girls Softball Complex – City staff/Tandem Services/Halff

Financial

Debt Issued To-Date

- \$9,450,000 Certificates of Obligation, Series 2016 issued February 16, 2016 through a private placement to Wells Fargo Bank via a competitive bidding process
- \$2,700,000 Certificates of Obligation, Series 2017 issued February 14, 2017 through a private placement to First National Bank Texas via a competitive bidding process
- Note: the \$5,850,000 authorized for the Community Center Expansion/Renovation has not yet been issued pending a decision on how to proceed with the project
- In an agreement between the City of Deer Park and the DPCDC, the City agreed to issue and sell certificates and the DPCDC agreed to make payments to the City in amounts sufficient to pay the principal of and interest on the certificates

Deer Park Community Development Corporation (Fund 850)

This fund records the sales tax revenues, operating expenditures, including bond issuance costs, and debt service payments.

Revenues:

- Sales & Use Tax Revenues:

1Q (12/31/18) = \$259,892.45

2Q (03/31/19) = \$822,520.92

3Q (06/30/19) = \$983,688.11

Total Fiscal YTD = \$2,066,101.48

- Investment Revenue:

1Q (12/31/18) = \$1,629.43

2Q (03/31/19) = \$1,540.34

3Q (06/30/19) = \$1,229.96

Total Fiscal YTD = \$4,399.73

- ***Total Fiscal YTD Revenues as of 06/30/19: \$2,070,501.21 (preliminary and unaudited)***

Expenditures:

- Audit Fee:

2Q (03/31/19) = \$2,000.00

Total Fiscal YTD = \$2,000.00

- Operating Transfer – Debt Service:

3Q (06/30/19) = \$1,154,865.50

Total Fiscal YTD = \$1,154,865.50

- ***Total Fiscal YTD Expenditures as of 06/30/19: \$1,156,865.50 (preliminary and unaudited)***

Bond Fund – Certificates of Obligation (Fund 307)

This fund records the bond proceeds of the \$9,450,000 Certificates of Obligation, Series 2016 and the \$2,700,000 Certificates of Obligation, Series 2017 and all related capital project expenditures, including pay-as-you-go funding.

Revenues:

- Investment Revenue:

1Q (12/31/18) = \$11,816.75

2Q (03/31/19) = \$12,622.45

3Q (06/30/19) = \$12,861.63

Total Fiscal YTD = \$37,300.83

- ***Total Fiscal YTD Revenues as of 06/30/19: \$37,300.83 (preliminary and unaudited)***

Expenditures:

- Buildings:

1Q (12/31/18) = \$843,770.15

- Maxwell Center = \$150,894.95
- Girls Softball = \$276,936.46
- Soccer Fields = \$415,938.74

2Q (03/31/19) = \$121,172.16

- Maxwell Center = \$87,658.06
- Girls Softball = \$33,514.10

Total Fiscal YTD = \$964,942.31

- Improvements Other Than Buildings:

1Q (12/31/18) = \$316.47

- Dow Park = \$316.47 *

2Q (03/31/19) = \$209,746.68

- Maxwell Center = \$4,802.50
- Girls Softball = \$25,396.52
- Soccer Fields = \$179,547.66

3Q (06/30/19) = \$287,371.40

- Maxwell Center = \$4,802.50
- Girls Softball = \$3,650.00
- Soccer Fields = \$278,918.90

Total Fiscal YTD = \$497,434.55

- Machinery & Equipment:

1Q (12/31/18) = \$6,665.79

- Maxwell Center = \$6,665.79

2Q (03/31/19) = \$6,665.79

- Maxwell Center = \$6,665.79

Total Fiscal YTD = \$13,331.58

- Consulting Architect Fee

1Q (12/31/18) = \$20,760.01

- Maxwell Center = \$15,736.35
- Girls Softball = \$597.75
- Soccer Fields = \$2,528.39

- Community Center = \$1,897.52

2Q (03/31/19) = \$27,236.19

- Hike & Bike = \$2,350.00 *
- Girls Softball = \$2,594.83
- Soccer Fields = \$658.52
- Community Center = \$21,632.84

3Q (06/30/19) = \$28,116.46

- Hike & Bike = \$7,050.00 *
- Girls Softball = \$392.43
- Community Center = \$20,674.03

Total Fiscal YTD = \$76,112.66

- **Total Fiscal YTD Expenditures as of 06/30/19: \$1,551,821.10 (preliminary and unaudited)**

* Pay-As-You Go Funded Projects; funding will be transferred from the DPCDC (Fund 850)

Additional Funding

Certain project costs have or are expected to exceed the total amount appropriated by the authorized Type B funding. In response, the City Council has approved several budget amendments to provide the additional resources to fund these projects. The following reports the total amounts approved for the respective projects:

- Dow Park = \$231,119.00
- Maxwell Center = \$33,800.00
- Girls Softball = \$538,319.00
- Soccer Fields = \$396,247.00

Total Budget Amendments = \$1,199,485.00

Quarterly Report: January 1, 2019 – March 31, 2019

Meetings Conducted and Activities

January 3 – Meeting to discuss litigation related to the Dow Park Pavilion project – City Staff

January 7 – PARC meeting update on DPCDC projects – City Staff/PARC

January 7 – Special DPCDC meeting to discuss Maxwell items – City Staff/DPCDC

January 8 - Review of proposal for architectural services – Hike and Bike trails – City Staff

January 9– Deer Park Soccer Complex construction meeting – City Staff/Tandem Services/Halff

January 9 – Deer Park Girls Softball construction meeting – City Staff/Tandem Services/Halff

January 14 – Recreation Center site visits in the DFW area – City Staff/BSW

January 15 – Maxwell Center ribbon cutting – City Council/CDC/PARC/BSW/Halff/Frost/City Staff

January 16 – Meeting to discuss Halff payment item – City Staff

January 17 – Community Center presentation discussion for January 25 joint meeting – City staff

January 21 – Conference Call related to the Community Center project – City Staff/BSW

January 21 – Discussion on retainage reduction for Girls Softball and Soccer Complex projects – City staff

January 23– Deer Park Soccer Complex construction meeting – City Staff/Tandem Services/Halff

January 23 – Deer Park Girls Softball construction meeting – City Staff/Tandem Services/Halff

January 23 – Meeting to discuss Community Center project – City staff

January 28 – Regular DPCDC meeting – DPCDC/City Staff

January 28 – Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations – City Staff/BSW/CC/DPCDC/PARC

January 29 – Meeting to discuss Halff expenses related to the Maxwell Center project – City Staff

February 5 – Meeting to discuss requested items related to Community Center project – City Staff

February 5 – Acceptance of DPCDC quarterly report – October –December 2018 – City Staff/City Council

February 5 – Enter into agreement with Burditt Consultants, LLC. for professional services for the development of the Type B Hike and Bike trails – City Staff/City Council

February 5 – Action on purchasing a monument sign for the Maxwell Adult Center – City Staff/City Council

February 5 – Ordinance to amend FY18-19 Capital Improvement fund budget for Girls Softball Complex – City Staff/ City Council

February 6 – Deer Park Soccer Complex construction meeting – City Staff/Tandem Services/Halff

February 6 – Deer Park Girls Softball construction meeting – City Staff/Tandem Services/Halff

February 13 – Meeting to discuss Community Center presentation for February 25th – City Staff

February 14 – Meeting to discuss Community Center project presentation– City Staff

February 18 – Conference call to discuss Community Center project presentation – City Staff/BSW

February 19 – Ordinance to amend FY18-19 Capital Improvement fund budget for Dee Park Soccer Complex project – City Staff/ City Council

February 20 – Deer Park Soccer Complex construction meeting – City Staff/Tandem Services/Halff

February 20– Deer Park Girls Softball construction meeting – City Staff/Tandem Services/Halff

February 20 – Meeting to discuss Community Center project presentation – City Staff

February 25 – Site visit to the La Porte Recreation Center – City Staff

February 25 - Meeting to discuss Community Center project presentation – City Staff/BSW

February 25 – Joint meeting of the City Council/Deer Park Community Development Corp. Parks and Recreation Commission to discuss items related to the Community Center Renovations – City Staff/BSW/CC/DPCDC/PARC

March 5 – Discussion about litigation concerning the Dow Park Pavilion project – City staff/Jeff Chapman

March 5 – Consideration of and action on a Soccer Complex change order – City Staff/City Council

March 6 – Girls Softball project site meeting – City staff/Tandem

March 8 – Meeting to discuss requested items related to Community Center project – City Staff

March 13 – Meeting to discuss progress on the Spencerview bridge – City Staff

March 18– Deer Park Soccer Complex construction meeting – City Staff/Tandem Services/Halff

March 18– Deer Park Girls Softball construction meeting – City Staff/Tandem Services/Halff

March 19 – On site meeting at Deer Park Girls Softball – City Staff/ Tandem Services

March 20 – Conference call with Brinkley Sargent Wigington – City Staff/BSW

March 25 – Site meeting to discuss turf items at Deer Park Soccer Complex – City Staff/ Tandem Services

Financial

Debt Issued To-Date

- \$9,450,000 Certificates of Obligation, Series 2016 issued February 16, 2016 through a private placement to Wells Fargo Bank via a competitive bidding process

- \$2,700,000 Certificates of Obligation, Series 2017 issued February 14, 2017 through a private placement to First National Bank Texas via a competitive bidding process
- Note: the \$5,850,000 authorized for the Community Center Expansion/Renovation has not yet been issued pending a decision on how to proceed with the project
- In an agreement between the City of Deer Park and the DPCDC, the City agreed to issue and sell certificates and the DPCDC agreed to make payments to the City in amounts sufficient to pay the principal of and interest on the certificates

Deer Park Community Development Corporation (Fund 850)

This fund records the sales tax revenues, operating expenditures, including bond issuance costs, and debt service payments.

Revenues:

- Sales & Use Tax Revenues:
1Q (12/31/18) = \$259,892.45
2Q (03/31/19) = \$822,520.92
Total Fiscal YTD = \$1,082,413.37
- Investment Revenue:
1Q (12/31/18) = \$1,629.43
2Q (03/31/19) = \$1,540.34
Total Fiscal YTD = \$3,169.77
- ***Total Fiscal YTD Revenues as of 03/31/19: \$1,085,583.14 (preliminary and unaudited)***

Expenditures:

- Audit Fee:
2Q (03/31/19) = \$2,000.00
Total Fiscal YTD = \$2,000.00
- ***Total Fiscal YTD Expenditures as of 03/31/19: \$2,000.00 (preliminary and unaudited)***

Bond Fund – Certificates of Obligation (Fund 307)

This fund records the bond proceeds of the \$9,450,000 Certificates of Obligation, Series 2016 and the \$2,700,000 Certificates of Obligation, Series 2017 and all related capital project expenditures, including pay-as-you-go funding.

Revenues:

- Investment Revenue:

1Q (12/31/18) = \$11,816.75

2Q (03/31/19) = \$12,252.67

Total Fiscal YTD = \$24,069.42

- ***Total Fiscal YTD Revenues as of 03/31/19: \$24,069.42 (preliminary and unaudited)***

Expenditures:

- Buildings:

1Q (12/31/18) = \$843,770.15

- Maxwell Center = \$150,894.95
- Girls Softball = \$276,936.46
- Soccer Fields = \$415,938.74

2Q (03/31/19) = \$121,172.16

- Maxwell Center = \$87,658.06
- Girls Softball = \$33,514.10
- Soccer Fields = \$0.00

Total Fiscal YTD = \$964,942.31

- Improvements Other Than Buildings:

1Q (12/31/18) = \$316.47

- Dow Park = \$316.47 *

2Q (03/31/19) = \$209,746.68

- Maxwell Center = \$4,802.50
- Girls Softball = \$25,396.52
- Soccer Fields = \$179,547.66

Total Fiscal YTD = \$210,063.15

- Machinery & Equipment:

1Q (12/31/18) = \$6,665.79

- Maxwell Center = \$6,665.79

2Q (03/31/19) = \$6,665.79

- Maxwell Center = \$6,665.79

Total Fiscal YTD = \$13,331.58

- Consulting Architect Fee

1Q (12/31/18) = \$20,760.01

- Maxwell Center = \$15,736.35
- Girls Softball = \$597.75
- Soccer Fields = \$2,528.39
- Community Center = \$1,897.52

2Q (03/31/19) = \$27,236.19

- Maxwell Center = \$0.00
- Hike & Bike = \$2,350.00 *
- Girls Softball = \$3,183.48
- Soccer Fields = \$69.87
- Community Center = \$21,632.84

Total Fiscal YTD = \$47,996.20

- **Total Fiscal YTD Expenditures as of 03/31/18: \$1,236,333.24 (preliminary and unaudited)**

* Pay-As-You Go Funded Projects; funding will be transferred from the DPCDC (Fund 850)

Additional Funding

Certain project costs have or are expected to exceed the total amount appropriated by the authorized Type B funding. In response, the City Council has approved several budget amendments to provide the additional resources to fund these projects. The following reports the total amounts approved for the respective projects:

- Dow Park = \$231,119.00
- Maxwell Center = \$33,800.00
- Girls Softball = \$538,319.00
- Soccer Fields = \$396,247.00

Total Budget Amendments = \$1,199,485.00

Quarterly Report: October 1, 2018 – December 31, 2018

Meetings Conducted and Activities

October 2 - Maxwell Construction meeting – Frost/BSW/ City Staff

October 11 – Irrigation inspection at Maxwell Center – Frost/City Staff/Halff

October 11 – Irrigation inspection at Girls Softball – Frost/City Staff/Halff

October 16 -Approval of purchase for furniture for the Maxwell Adult Center - CC/City Staff

October 16 – City Council appoints three (3) CDC members – CC/City Staff

October 22 – Meeting to discuss Maxwell Center opening – City Staff

October 22 – Deer Park Community Development Corporation regular board meeting – DPCDC/City Staff

October 23 – Maxwell Center Walk through and punch list – Frost/BSW/Halff/City Staff

November 6 – Maxwell Center walk through and punch list – Frost/BSW/Halff/City Staff

November 6 – Acceptance of DPCDC quarterly reports for April – June and July – September – CC/City Staff

November 6 – Authorization for the utilization of unencumbered project funds for security camera equipment at the Maxwell Center – CC/ City Staff

November 6 - Authorization for the utilization of unencumbered project funds to amend Halff architectural services contract for extended days at the Maxwell Center – CC/ City Staff

November 6 – Authorization to negotiate professional services agreement with Burditt Consultants for the comprehensive Hike and Bike Trail plan– CC/ City Staff

November 6 – Removal of member from the DPCDC and appointment of replacement member – CC/ City Staff

November 8 – Conference call to discuss potential litigation – City attorney/City Staff

November 12 – Meeting to discuss items related to Deer Park Girls Softball Project – City Staff

November 14 – Maxwell walk through tour – City Staff/City Council members

November 19 – Meeting to discuss items related to Maxwell Center – City Staff

November 19 – Maxwell walk through tour – City Staff/City Council members

November 20 – General public Maxwell walk through tour – City Staff/ Deer Park citizens

November 21 – General public Maxwell walk through tour – City Staff/Deer Park citizens

November 26 – Maxwell punch list discussion – City Staff/Frost

November 27 – Maxwell tour items meeting – City Staff

November 28– Deer Park Soccer Complex construction meeting – City Staff/Tandem Services/Halff

November 28 – Deer Park Girls Softball construction meeting – City Staff/Tandem Services/Halff

December 5 – Maxwell Center move in meeting – City Staff

December 10 – Deer Park Soccer Complex project discussion meeting – City Staff

December 12– Deer Park Soccer Complex construction meeting – City Staff/Tandem Services/Halff

December 12 – Deer Park Girls Softball construction meeting – City Staff/Tandem Services/Halff

December 13 – Houston area recreational facility tours – City Staff

December 18 – Authorization to reduce retainage from 5% - 2% on the Deer Park Soccer project for Tandem Services – CC/City Staff

December 19 – Maxwell Operations opening day – City Staff

December 19 – Pool assessment of the Dow Park Pool – City Staff/ XXX

December 20 – Houston area recreational facility tours – City Staff

Financial

Debt Issuance

- \$9,450,000 Certificates of Obligation, Series 2016 issued February 16, 2016 through a private placement to Wells Fargo Bank via a competitive bidding process
- \$2,700,000 Certificates of Obligation, Series 2017 issued February 14, 2017 through a private placement to First National Bank Texas via a competitive bidding process
- Note: the \$5,850,000 authorized for the Community Center Expansion/Renovation has not yet been issued pending a decision on how to proceed with the project
- In an agreement between the City of Deer Park and the DPCDC, the City agreed to issue and sell certificates and the DPCDC agreed to make payments to the City in amounts sufficient to pay the principal of and interest on the certificates

Deer Park Community Development Corporation (Fund 85)

This fund records the sales tax revenues, operating expenditures, including bond issuance costs, and debt service payments.

Revenues:

- Sales & Use Tax Revenues:

1Q (12/31/18) = \$259,892.45

Total Fiscal YTD = \$259,892.45

- Investment Revenue:

1Q (12/31/18) = \$1,630.03

Total Fiscal YTD = \$1,630.03

- ***Total Fiscal YTD Revenues as of 12/31/18: \$261,522.48 (preliminary and unaudited)***

Expenditures:

- Pay-As-You-Go – Dow Park:

1Q (12/31/18) = \$0.00

Total Fiscal YTD = \$0.00

- ***Total Fiscal YTD Expenditures as of 12/31/18: \$0.00 (preliminary and unaudited)***

Bond Fund – Certificates of Obligation (Fund 23)

This fund records the bond proceeds of the \$9,450,000 Certificates of Obligation, Series 2016 and the \$2,700,000 Certificates of Obligation, Series 2017 and all related capital project expenditures, including pay-as-you-go funding.

Revenues:

- Intergovernmental Revenue (*Pay-As-You-Go Funding*):

1Q (12/31/18) = \$0.00

Total Fiscal YTD = \$0.00

- Investment Revenue:

1Q (12/31/18) = \$11,816.75

Total Fiscal YTD = \$11,816.75

- ***Total Fiscal YTD Revenues as of 12/31/18: \$11,816.75 (preliminary and unaudited)***

Expenditures:

- Buildings:

1Q (12/31/18) = \$843,770.15

- Maxwell Center = \$150,894.95
- Girls Softball = \$276,936.46
- Soccer Fields = \$415,938.74

Total Fiscal YTD = \$843,770.15

- Improvements Other Than Buildings:

1Q (12/31/18) = \$316.47

- Dow Park = \$316.47

Total Fiscal YTD = \$316.47

- Machinery & Equipment:

1Q (12/31/18) = \$6,665.79

- Maxwell Center = \$6,665.79

Total Fiscal YTD = \$6,665.79

- Consulting Architect Fee

1Q (12/31/18) = \$20,760.01

- Maxwell Center = \$15,736.35
- Girls Softball = \$597.75
- Soccer Fields = \$2,528.39
- Community Center = \$1,897.52

Total Fiscal YTD = \$20,760.01

- ***Total Fiscal YTD Expenditures as of 12/30/18: \$871,512.42 (preliminary and unaudited)***

Additional Funding

Certain project costs have or are expected to exceed the total amount appropriated by the authorized Type B funding. In response, the City Council has approved several budget amendments to provide the additional resources to fund these projects. The following reports the total amounts approved for the respective projects:

- Dow Park = \$231,119.00
- Girls Softball = \$449,631.00
- Soccer Fields = \$107,197.00

Total Budget Amendments = \$787,947.00



Legislation Details (With Text)

File #: ACT 19-026 **Version:** 1 **Name:**
Type: Acceptance **Status:** Agenda Ready
File created: 7/31/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Acceptance of completion and retainage release for the Deer Park Nature Preserve and Tallow Mitigation Project to Ecological Restoration Services LLC (ERS).
Sponsors: Public Works
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Acceptance of completion and retainage release for the Deer Park Nature Preserve and Tallow Mitigation Project to Ecological Restoration Services LLC (ERS).

The City of Deer Park wished to restore native wetland vegetation associated with an approximately 17- acre wetland located immediately east of East Boulevard between East Thirteenth Street and East X Street. This wetland is unique in that it is a historical swale and was placed under a restrictive easement as part of the mitigation required for the construction of East Boulevard. As such it requires special consideration for the restoration of vegetation.

The Deer Park Nature Preserve had been an ongoing construction project that was completed in the fall of 2018 with the exception of the invasive Tallow mitigation portion of the project.

The Tallow mitigation portion of the project was completed in July 2019.

The cost of the project was \$215,393.22 and was funded by a 100% grant match from the Texas Parks & Wildlife Department (TPWD) under the name Texas Parks & Wildlife Local Park Grant up to a maximum of \$400,000. The City's portion of the project will be \$500,000, with the additional \$100,000 being funded out of Bond Fund 34. Because this is a reimbursement grant, the City's grant funded expenditures will be recorded in the Special Revenue Grant Fund (Fund 105) as a receivable until such time as reimbursement is received from the TPWD.

Staff is requesting approval of the release of retainage to Ecological Restoration Services LLC (ERS) and acceptance of completed project.



Legislation Details (With Text)

File #:	AGR 19-028	Version:	1	Name:	
Type:	Agreement	Status:		Agenda Ready	
File created:	7/10/2019	In control:		City Council	
On agenda:	8/6/2019	Final action:			
Title:	Consideration of and action on an agreement to renew the School Resource Officers (SRO)/Crossing Guard Inter-Local Agreement with the Deer Park Independent School District (DPISD) for the 2019/2020 school year.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	2019.2020 District Calendar Statement of Anticipated Cost 2019 SRO Interlocal agreement				

Date	Ver.	Action By	Action	Result
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Consideration of and action on an agreement to renew the School Resource Officers (SRO)/Crossing Guard Inter-Local Agreement with the Deer Park Independent School District (DPISD) for the 2019/2020 school year.

Consideration of and action on the Deer Park Police Department again seeking to continue its partnership and Inter-Local Agreement with DPISD for the 2019/2020 school year to provide four (4) School Resource Officers (SROs) and Crossing Guard services for 18 DPISD - Crossing Guard locations within the city limits of Deer Park for DPISD students. The anticipated 1.85% cost of labor increase for full time employees has been included in the calculation of the SROs costs. Consistent with the classification scale, a recommendation by the City Manager was made to increase the hourly wage by .50 for the crossing guards, and subsequently approved by the school district. The increase adds \$3,977.15 to the school district's cost and \$441.91 to the city's costs. The overall anticipated cost to be shared is \$688,682.46

Fiscal/Budgetary Impact:

Officer Wages +Benefits + training and equipment = \$513,464.96.

DPISD cost = 70% or \$359,425.47

City of Deer Park cost = 30% or \$154,039.49

Crossing Guard Wages + Benefits + training and equipment = \$133,456.09

DPISD cost = 90% or \$120,110.48.

City of Deer Park cost = 10% or \$13,345.61

Vehicle Costs= \$41,761.40

DPISD cost= 70% or \$29,232.98.

DPPD cost= 30% or \$12,528.42.

Total Cost = 688,682.46

DPISD total cost= \$508,768.93

City of Deer Park total cost= \$179,913.52

DEER PARK INDEPENDENT SCHOOL DISTRICT

2019-2020 SCHOOL CALENDAR

August 2019 S M T W T F S 1 2 3 4 5 R 7 NT NT 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	September 2019 S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	October 2019 S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	November 2019 S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
December 2019 S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	January 2020 S M T W T F S 1 2 3 4 5 X 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	February 2020 S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	March 2020 S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
April 2020 S M T W T F S 1 2 3 4 5 6 T T T 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	May 2020 S M T W T F S 1 2 3 4 5 6 7 8 9 10 T T T 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	June 2020 S M T W T F S X 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	July 2020 S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Student Days

First Semester Begins Aug. 21, 2019

1st Grading Period: Aug. 21-Oct. 18 = 41 days

2nd Grading Period: Oct. 21-Dec. 19 = 39 days

First Semester Ends Dec. 19, 2019 = 80 days

Second Semester Begins Jan. 7, 2020

3rd Grading Period: Jan. 7-March 6 = 43 days

4th Grading Period: March 16-May 28 = 52 days

Second Semester Ends May 28, 2020 = 95 days

FIRST DAY OF INSTRUCTION Aug. 21, 2019

LAST DAY OF INSTRUCTION May 28, 2020

Approved by the Board of Trustees 11.12.2018

REVISED 2.22.2019

Teacher Days

Inservice Training Days

Aug. 12, 13, 14, 15, 16, 19, 20;

Oct. 14; Jan. 6, 20; May 29;

June 1

NT - New Teacher Inservice Days

Aug. 8, 9

Bad Weather Make-Up Day

Jan. 20, April 10

District Convocation

Aug. 13

Early Dismissal Days

Sept. 18, Nov. 6, Feb. 5,

May 28

Holidays

Labor Day - Sept. 2

Thanksgiving - Nov. 25-29

Winter Break - Dec. 20-Jan. 3

Spring Break - March 9-13

Spring Holiday - April 10

Memorial Day - May 25

Other Dates

Aug. 6 - Registration

May 2 - Trustee Election

May 28 - HS Graduation

[] - Beginning/Ending of
Grading Period

T - State Testing Date

X - Inservice Exchange Date

Statement of Anticipated Costs					
DPPD School Resource Officers (<i>SRO's</i>) worked in DPISD					
SRO Officer Wages x 4 Officers		\$353,184.00	Officer Wages= hourly rate x 260 days worked		
Officer Benefits 44% of Wages	x	0.44			
Officer Benefits Wages x 44% =		\$155,400.96			
Officer Wages plus Benefits =		\$508,584.96			
DPISD rate of reimbursement:	x	70.00%			
Total Officer Wages + benefits x 70%		\$356,009.47			
Estimated Annual cost of Training for four SRO's =					
DPISD rate of reimbursement:	x	70%			
		\$2,436.00			
Estimated Annual cost of equip:			Annual training reimbursement		
\$350.00 Uniform equipment	X	4			
		\$1,400.00			
	x	70%			
		\$980.00			
DPISD SRO's grand total x 70%		\$359,425.47	DPISD 70% Obligation		
DPPD SRO's total x 30%	+	\$154,039.49			
SRO Grand Total DPISD+ DPPD		\$513,464.96			
Statement of Anticipated Costs <u>Crossing Guards</u> - DPISD					
Crossing Guard Hourly Rate:		\$14.00	hr. Daily wages per crossing guard Annual wages per crossing guard		
Hours worked per day:	X	2.5			
		\$35.00			
Days worked per year:	X	175			
		\$6,125.00			
Number of DPISD crossing guards:	X	18			
		\$110,250.00			
Monthly <u>Training</u> meetings, and General Order review, etc.		\$5,589.00	2 hours per month x 23 Crossing Guards (Includes subs)		
			x nine months		
Total Wages:		\$115,839.00	Annual wages and training for crossing guards		
Social Security = 6.20%		\$115,839.00			
	x	6.20%			
		\$7,182.02			
Medicare = 1.45%		\$115,839.00			
	x	1.45%			
		\$1,679.67			
Workman's Comp = 4.58%		\$115,839.00			
	x	4.58%			
		\$5,305.43			
Total Wages plus benefits.		\$130,006.10			
		90%			
DPISD wage obligation		\$117,005.48			
Estimated Annual cost of <u>equip</u>:		\$150.00			
23 Crossing Guards Includes subs.	X	23			
		\$3,450.00			
	x	90%			
DPISD equipment obligation		\$3,105.00	Annual equipment reimbursement		
DPISD Total Crossing Guards		\$120,110.48	DPISD Obligation		
City of DP Crossing Guards		\$13,345.61	DPPD Obligation		
Crossing Guard <i>Grand Total</i> DPISD + DPPD=		\$133,456.10	\$133,456.10		
<i>Grand Total for Project SRO+ Crossing Guards)</i>				\$646,921.06	
Total City of Deer Park Obligations:					
City of DP for Vehicles = 30% x \$41761.40		30%	\$41,761.40	\$12,528.42	
DPISD vehicles = 70% x \$41761.40		70%	\$41,761.40	\$29,232.98	
Grand Total of project with vehicles				\$688,682.46	

**INTER-LOCAL AGREEMENT
FOR POLICE AND CROSSING GUARD SERVICES
BETWEEN DEER PARK INDEPENDENT SCHOOL DISTRICT AND
THE CITY OF DEER PARK**

Purpose

The purpose of this agreement is to provide professional law enforcement and school crossing guard services by the City of Deer Park Police Department for Deer Park Independent School District campuses. The parties hereto agree that it is to their mutual benefit and the benefit of their citizenry to enter into this agreement. The health, safety, and welfare of the students and staff of Deer Park Independent School District and the citizens of the community will be benefited.

Pursuant to Texas Government Code Article 791.001, one or more public agencies may contract with one another to perform governmental services, which each itself, is by law authorized to perform.

Deer Park Independent School District (D.P.I.S.D.) and the City of Deer Park desire to establish an Inter-local Agreement to allow for the above-described relationship. The terms of this Agreement are not intended to establish or to create any rights in any persons or entities other than the parties. The law enforcement services provided by the Deer Park Police Department (D.P.P.D.) under this agreement shall be known as the *School Resource Officer (S.R.O.) Program*. The services provided for the protection of children crossing public streets shall be known as *School Crossing Guard Services*. The terms of this agreement are as follows:

Duration

This agreement will commence on August 1, 2019, and expire on July 31, 2020. This agreement may be extended, or canceled by either of the participating agencies by giving ninety (90) days written notice to the other participating agency.

Personnel Provided

D.P.P.D. will provide *School Crossing Guard Services* at locations where it is determined that their presence is necessary for the safety of children crossing public streets. *School Crossing Guard Services* will be provided to and from school during the 175 days school is in session during the 2019-2020 school year. D.P.I.S.D. and D.P.P.D. will agree upon assignments and crossing locations before the school year begins. For the 2019/2020 School Year, there will be 18 Crossing Guard locations that serve D.P.I.S.D.

D.P.P.D. will provide four (4) police officers to staff the *S.R.O. Program* for the 2019-2020 school year. Four (4) officers will be assigned full-time to *S.R.O.* duties during the 174 days school will be in session during the 2019-2020 school year. *S.R.O.* officers will be assigned to each high school campus and/or junior high campuses. D.P.I.S.D. and D.P.P.D. will agree upon campus assignments and campus combinations before the school year begins.

Two (2) officers will be assigned to Deer Park High School –South Campus, and (1) of the assigned officers will rove Deer Park Elementary. One (1) officer will be assigned to Deer

Agreement - *S.R.O. & Crossing Guard Services*

Park High School –North Campus and rove San Jacinto Elementary. One (1) officer will be assigned to Bonnette Jr. High, and rove Carpenter and Dabbs Elementary.

S.R.O.s and *School Crossing Guards* shall remain as employees of the City of Deer Park and the Police Department and shall be at the control and supervision of their police supervisors. Complaints or problems with *S.R.O.s* or *School Crossing Guards* shall be directed to the Chief of Police or his designee. In the event of unresolved disputes, the Chief of Police will have final authority.

Compensation

D.P.I.S.D. will pay D.P.P.D. ninety percent (90%) of the total annual cost of *School Crossing Guard Services* provided to D.P.I.S.D. Schools. D.P.I.S.D. will pay D.P.P.D. seventy percent (70%) of the annual salary, equipment, training, and primary benefits of the four (4) police officers for the 2019-2020 school year. The City of Deer Park agrees to maintain records related to the attendance, pay, and activities of the personnel assigned to the *School Resource Officer Program*.

Fuel and Vehicle

D.P.I.S.D. will compensate D.P.P.D. for police vehicles with emergency equipment used by *S.R.O.s* in their daily duties. The prorated cost for a Police Unit with installed equipment using straight-line depreciation and recovery is \$3,353.40 annually, per vehicle. Additionally, annual preventive maintenance and fuel cost are estimated at \$7,086.95 per vehicle. Total annual vehicle cost is estimated at \$10,440.35 per vehicle for a total of **\$41,761.40** The D.P.I.S.D. is responsible for seventy percent (**70%**) of the total vehicle and fuel costs.

Miscellaneous

Any additional costs (such as laptops to be utilized in the patrol vehicles for report writing and criminal inquiries) associated with the professional law enforcement services provided in this agreement will be the responsibility of D.P.I.S.D. seventy percent (70%) and the City of Deer Park thirty percent (30%).

Payment Schedule

Payment for *School Crossing Guard Services* shall be made to the City of Deer Park annually. It is the intent of this agreement that annual payments be made by D.P.I.S.D. to the City of Deer Park based upon billings of actual expenses incurred in the prior school year. The City of Deer Park shall submit a bill to D.P.I.S.D. by the fifteenth (15th) of July each year, and payment will due by the thirtieth (30th) of July.

Payment for the *S.R.O. Program* shall be made to the City of Deer Park on a monthly basis and shall be due on the thirtieth (30th) day of each month, beginning September 30, 2019, and continuing through August 31, 2020. It is the intent of this agreement that monthly payments be made by the D.P.I.S.D. to the City of Deer Park based upon billings for actual expenses incurred. The City of Deer Park shall submit bills to the D.P.I.S.D. by the fifteenth (15th) of each month for actual expenses incurred in the prior month and payment will be due by the thirtieth (30th) of that month.

Continuing Education

S.R.O.s shall be scheduled to attend and participate in mandatory training set out by law or policy, and in reasonable training programs that directly impact their ability and skills as S.R.O.s.

Scheduling

The D.P.P.D. reserves the right to assign S.R.O.s to a police function in the event of an emergency or situation that dictates a call-up of personnel.

S.R.O.s may work part-time off-duty jobs at school-approved functions. Officers shall have the right to refuse to perform any off-duty employment and shall not be requested in any manner by the City of Deer Park to perform any off-duty employment. D.P.I.S.D. shall offer such employment only as a separate and independent employer, and D.P.I.S.D. may offer the S.R.O.s the right of first refusal for such employment. D.P.I.S.D. shall not state or imply that such additional employment is not voluntary or that any work condition as an S.R.O. is dependent upon the Officer's agreement to perform any off-duty job.

The officer will be permitted a thirty (30) minute paid lunch period. Like patrol officers, the S.R.O. will be subject to emergency calls during lunch.

A substitute officer will be provided after ten days absence of an S.R.O. D.P.I.S.D. will not be required to reimburse D.P.P.D. for the time S.R.O.s are on sick leave when a substitute officer has not been assigned.

S.R.O.s will use City vehicles and carry City radios.

D.P.I.S.D. will provide, at no cost to the City, office space in the high school or junior high school to which the officer is assigned. The office space must provide the privacy necessary to conduct confidential interviews and other police related business. D.P.I.S.D. will also provide laptop computers and telephones as well as access to copiers and file cabinets. When this agreement is terminated these facilities and equipment shall be the sole property of D.P.I.S.D.

School Resource Officer Duties

The S.R.O.s primary responsibility is to enforce the law. This may include responding to calls for assistance, preventative patrol, making arrests, and conducting follow-up investigations on campus. The S.R.O.s should be contacted for all on-campus responses; however, in the event of an emergency, that requires additional officers, or in the absence of the S.R.O., the 9-1-1 reporting system should be utilized. S.R.O.s should maintain close liaison with campus personnel and be familiar with potential problems. S.R.O.s have the discretion afforded them under the Departmental Rules and Procedures as to what enforcement action is taken when a law is violated. S.R.O.s have the final decision.

S.R.O.s may be contacted by D.P.I.S.D. to deal with law enforcement situations that exceed D.P.I.S.D.'s ability to handle administrative and/or emergency situations that require rapid police response and the special knowledge or expertise an S.R.O. can offer. S.R.O.s will take permissible enforcement action when necessary. S.R.O.s will not enforce

D.P.I.S.D. regulations or rules unless the violation of such rule or regulation constitutes a violation of a state law or city ordinance.

Nothing in this agreement shall limit or eliminate the need to utilize the 9-1-1 reporting system, or the use of district police officers to handle or supplement calls for service. Use of 9-1-1 is encouraged for priority calls even if an S.R.O. is also called.

S.R.O.s shall be responsible for handling minor, non-priority incidents typically handled by district officers. These incidents include, but are not limited to, collisions, burglary/theft reports from personnel or students, parking lot details, traffic or fire lane violations, etc.

The ultimate goal of the S.R.O. is to maintain a peaceful environment that allows the learning process to continue uninterrupted.

Liaison Duties

D.P.I.S.D. Superintendent or designee will meet periodically with the Chief of Police or his designee and/or representatives from the City of Deer Park to discuss and evaluate the police and crossing guard services provided by this agreement.

It shall be the responsibility of the S.R.O. officers to maintain close liaison with D.P.I.S.D. faculty, staff and administrators, and to ensure all designated school campuses are adequately staffed by S.R.O.s

Modifications, if required, will be recommended to the governing boards of both entities.

Equipment Provided by Deer Park Police Department

The D.P.P.D. will provide S.R.O.s with uniforms and issue equipment in accordance with departmental procedures. D.P.P.D. will also provide law books, report forms, computer software utilized for the reporting and investigation of crime. When this agreement is terminated this equipment shall be the soul property of D.P.P.D.

Indemnity

The City of Deer Park shall be liable for and agrees to indemnify, save harmless and defend the Deer Park Independent School District from any and all claims, causes of action and damages of every kind arising from the negligent actions of the *School Resource Officers* conducted in performance of this Agreement.

The Deer Park Independent School District shall be liable for and agrees to indemnify, save harmless and defend the City of Deer Park from any and all claims, causes of action and damages of every kind arising from the negligent actions of its employees and agents conducted in performance of this Agreement.

To indicate your acceptance of this agreement, please sign, date and return the enclosed copy of this agreement. Once accepted, this document will represent the complete agreement between Deer Park Independent School District and the City of Deer Park Police Department for the *School Resource Officer Program* and *School Crossing Guard Services*.

This agreement is entered under authority of and in accord with the provisions of Chapter 791, Texas Government Code.

James J. Stokes, City Manager
City of Deer Park

Date _____

Gregory L. Grigg, Chief of Police
City of Deer Park

Date _____

Victor White, Superintendent
Deer Park Independent School District

Date _____

Ken Donnell, Board President
Deer Park Independent School District

Date _____

Page 5 of 5



Legislation Details (With Text)

File #: GRT 19-007 **Version:** 1 **Name:**
Type: Grants **Status:** Agenda Ready
File created: 7/17/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Consideration of and action on ratification and acceptance of a grant application through Shell US.
Sponsors:
Indexes:
Code sections:
Attachments: [Shell grant](#)
[grant narrative](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Consideration of and action on ratification and acceptance of a grant application through Shell US.

Summary:

The Deer Park Police Department is seeking to purchase four dedicated Simunition rifles for training exercises involving active shooter training, patrol tactics training, and SWAT training through a grant offered by Shell US. The cost breakdown is as follows:

Simunition upper receiver kits - \$725.00 (x4) (kit includes a 9mm upper receiver, and two 20 round magazines)

Lower AR-15 receiver- \$399.00 (x4)

Shipping cost- \$76.44

Total Cost: \$4,573.00

Fiscal/Budgetary Impact:

None. If awarded, the grant will cover the costs at 100%

Ratification of the grant application and acceptance of this grant from Shell US.



DEER PARK COMMUNITY GRANTS

DEER PARK, LA PORTE, PASADENA

shell.us/deerparkgrants



DEER PARK COMMUNITY GRANTS

WHO CAN APPLY?

Non-profit organizations can apply for grant funding for one-time projects that are sustainable after the conclusion of the grant.

Organizations not eligible for a grant include: individuals or individual pursuits, for-profit businesses, sports teams, sports tournaments, homeowners associations, fraternal or labor organizations, political organizations, religious organizations for the sole benefit of the organization.

HOW MUCH IS EACH GRANT?

Each grant will be up to \$5,000. The actual amount will depend on the number of applications and each individual request.

Funding cannot be used for operating expenses, dues or memberships, trips, tours, travel expenses, conferences, advertising, giveaways or prizes, third-party fundraising events, individual scholarships, lobbying expenses or personal computers.

WHEN IS THE DEADLINE?

The deadline to apply is June 30.

A panel of individuals from the community will select which grants will be funded through the program. Successful applicants will be notified within 90 days of the deadline.

To apply:
shell.us/deerparkgrants

The Deer Park Police Department, a CALEA accredited with excellence agency, strives to initiate, implement and personally sustain long-term, trusting and consultative partnerships with all aspects of our community. With the increase in workplace violence and mass shootings, our goal is to guide and support educational opportunities that equip the people in our community with the tools necessary to keep them safe. One area in which we feel very strongly about is in providing Active Shooter training. This training specifically deals with what to do if faced with or involved in an active shooter event. The Deer Park Police Department has assisted the Deer Park Independent School District with training related to Active Shooter, known as CRASE. This program provides teachers and employees with targeted strategies for survival which in turn allow them to feel more at ease while performing their daily duties as educational leaders. The Deer Park Police Department has also provided Active Shooter training to the San Jacinto College Police Department on several occasions in an attempt to assist them in becoming more tactically and mentally prepared to handle any event related to an active shooter. Our officers have presented Active Shooter training to S & B Engineers and Constructors, Ltd., Genox Transportation, and the City of Deer Park. They were also called upon to consult with Dow Chemical during their active shooter drill. The agency has developed an active shooter lesson plan that specifically deals with houses of worship which has been presented to several of our area churches. This type of training is essential in keeping our citizens informed and educated to ensure that the City of Deer Park remains a safe community for all of our residents. The grant monies and the equipment purchased will enhance the ability of the Deer Park Police to train and maintain their proficiency in Active Shooter training.



Legislation Details (With Text)

File #: AGR 19-032 **Version:** 1 **Name:**
Type: Agreement **Status:** Agenda Ready
File created: 7/31/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Consideration of and action on new facility usage agreement with DPISD for the 2019-2020 school year.
Sponsors:
Indexes:
Code sections:
Attachments: [City - DPISD Facility Usage Agreement \(2019-2020\) 1 \(002\)](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Consideration of and action on new facility usage agreement with DPISD for the 2019-2020 school year.

DPISD and City of Deer Park staff have met and agreed upon the proposed 2019-2020 facility usage agreement.

None

Approve the new facility usage agreement with DPISD for the 2019-2020 school year.

INTERLOCAL AGREEMENT

THE STATE OF TEXAS

COUNTY OF HARRIS

THIS INTERLOCAL AGREEMENT (the “Agreement”) is made and entered into by and between the **City of Deer Park, Texas** (the “City”), acting by and through its governing body, and the **Deer Park Independent School District** (the “District”), acting by and through its governing body. This Agreement is made pursuant to Chapter 791 of the Texas Government Code (the Interlocal Cooperation Act) to the extent it applies to this Agreement.

R E C I T A L S:

The Parties hereto recognize the benefits derived by residents, citizens, and taxpayers located within Deer Park, Texas, by having the City and the District provide usage of each entity’s facilities for certain events and activities.

Chapter 791 of the Texas Government Code authorizes Interlocal agreements between local governmental entities such as the City of Deer Park and the Deer Park Independent School District. Chapter 791 authorizes such entities to contract for governmental function services, section 791.011; including parks and recreation and other governmental functions in which the contracting parties are mutually interested.

The City of Deer Park, Texas and the Deer Park Independent School District find that entering into an Interlocal Agreement for parks and recreation and other governmental functions in which both parties are mutually interested serves a public purpose of the City of Deer Park and Deer Park Independent School District.

NOW, THEREFORE, the City of Deer Park, Texas, and the Deer Park Independent School District, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

T E R M S:

I.

The City and the District shall allow for the usage of each entity’s facilities for the provision of parks and recreation and other governmental functions. There shall be no expenses charged to either party for the usage of facilities outlined in this Agreement, except as otherwise noted within the Agreement.

II.

Facilities used are as follows:

- The City shall allow year round usage of the Battleground Golf Course by students participating in the Varsity and Jr. Varsity Golf Program of Deer Park High School. Usage shall include daily greens fees (excluding golf cart rental), use of the Course's practice holes, and driving range practice balls. Deer Park High School's Golf Coach shall be responsible for informing staff at the Battleground Golf Course of all students affiliated with the Deer Park High School Golf Program.
- The City shall allow the District no cost rentals of the Dow Park Pavilion, Jimmy Burke Activity Center, Claude Burgess Center, City of Deer Park swimming pool
- The City shall allow the District to enter one (1) team in the annual sports challenge event hosted by the City of Deer Park.
- The City shall provide After School Programs for students of San Jacinto Elementary School, Deer Park Elementary School, Carpenter Elementary School, Dabbs Elementary School, Deer Park Junior High School, and Bonnette Junior High School. The District shall allow the City to utilize designated areas with the campuses of these respective schools for students to gather and wait until the City can pick up and transport students off campus to the City's designated afterschool location.
- The City shall assist the District with Cross Country Meets by providing assistance, including but not limited to, location, equipment, staff, and clocks. This shall occur on dates requested by the District, not less than thirty (30) days prior to the event.
- The City shall allow the District's High School Tennis Team to host tournaments at the Dow Park Tennis Facility. Usage shall take place on dates requested by the District, not less than thirty (30) days prior to the event.
- The City shall allow the District's High School Softball Team to host one (1) tournament at the Youth Sports Complex and permit gate fees. Usage shall take place on dates requested by the District, not less than thirty (30) days prior to the event.
- The City shall allow the District's High School Soccer Team to host a tournament at the City Soccer facility(s). Usage shall take place on dates requested by the District, not less than sixty (60) days prior to the event.
- The City shall allow the District's High School Physics Class to use the Deer Park Municipal Swimming Pool for their annual Boat Regatta Competition. Usage shall take place on dates requested by the District, not less than thirty (30) days prior to the event.
- The City shall allow usage of the Deer Park Municipal Swimming Pool for the District's sponsored swim team. Usage shall take place on dates requested by the District, not less than thirty (30) days prior to the event.
- The District shall allow usage of the Clyde Ashier Football Stadium and the Deer Park High School – North Campus Stadium for up to eleven (11) consecutive Saturdays beginning August, 2019 and ending November, 2019 for football use by the Deer Park youth football program(s). This shall not include use of the press box(s) located on the west side of the stadium(s). The District may suspend this usage at any time for a duration to be determined by the District, should the District believe usage of the field/stadium may be harmful to the athletes and/or detrimental to the field/stadium. In the event this occurs, the District shall allow usage of another District-owned football field/stadium, or the

District may allow use of Clyde Abshire Stadium and the Deer Park High School – North Campus Stadium for a makeup game at a time to be determined by the District.

- The District shall allow usage of the auditorium at Deer Park High School – North Campus for the annual Dance Recital of the dance program affiliated with the City of Deer Park's Parks & Recreation Department. Usage shall take place on May 29-30, 2020, unless an alternate date otherwise is requested by the City.
- The District shall allow usage of gymnasiums at Deer Park Jr. High School, Fairmont Junior High School and Bonnette Jr. High School, plus the practice fields of Deer Park High School – North Campus, for events associated with the City's annual sports challenge. Usage shall take place on dates requested by the City, not less than thirty (30) days prior to the event.
- The District shall allow usage of gymnasiums at Carpenter Elementary School, Deer Park Elementary School, San Jacinto Elementary School, Dabbs Elementary School, Deepwater Elementary, Fairmont Elementary, Deer Park Junior High School, Bonnette Junior High School, Deepwater Junior High School and Fairmont Junior High School for practices and games associated with the City's youth basketball program. Usage shall take place on dates requested by the City, not less than thirty (30) days prior to the event.
- The District shall allow usage of one gymnasium at either Deer Park Junior High School or Bonnette Junior High School for sports camps associated with the City's summer athletic program. Usage shall take place on dates requested by the City, not less than thirty (30) days prior to the event.
- The District shall allow usage of the natatorium at Deer Park High School – South Campus for lifeguard training classes. Usage shall occur on two (2) dates requested by the City, not less than thirty (30) days prior to the events.
- The District shall allow usage of the Deer Park High School – North Campus Stadium including all necessary track equipment to include but not be limited to restrooms, mats, hurdles, high bar, starter blocks, etc. for events associated with the City's Summer Track Program. Usage shall take place on dates requested by the City, not less than thirty (30) days prior to the event.
- The District shall allow usage of the gymnasiums at the Deer Park Junior High School, Bonnette Junior High School, Deepwater Junior High School, Fairmont Junior High School and North Campus High School for both youth and adult programming. Usage shall take place on dates requested by the City, not less than thirty (30) days prior to the event.

III.

Both the City and the District recognize the other entity exists to provide services to its constituents, first and foremost. Usage of the City's facilities by the District, or the District's facilities by the City, shall be secondary to each entity using its own facilities for its own core services and purposes. This agreement is intended to allow each entity to assist the other in mitigating costs associated with its delivering its programs and services. It is not intended to allow or create situations whereby one entity inconveniences the other's delivery of its programs and services. To the extent this occurs, the City and the District shall work together to alleviate such circumstances while retaining the spirit of this agreement. Once a reservation is confirmed by

both entities, both entities shall provide at least a 48-hour notice for cancelations to assist with any necessary changes.

IV.

Either entity shall retain the right to request payment from the other entity when the entity providing a facility incur costs which otherwise would be not incurred except because of the usage. When making such request, the requesting entity shall seek payment at reasonable rates, which recover reasonable costs associated with the affiliated activities of building usage. Such costs may include, but are not limited to, additional energy consumption and facility staffing. When requested, costs will be invoiced by the entity, which incurred the expense and paid within thirty (30) days by the entity, which used the other's facilities.

V.

Both entities recognize facility usage needs may arise at any time, which were not foreseen, and therefore not made part of this agreement. When this occurs, either entity may request usage of the other's facilities at no cost. The City Manager of the City and the Superintendent of Schools of the District shall have the authority to honor such requests of the other.

VI.

Neither party to this Agreement waives or relinquishes any immunity or defense on behalf of itself, its officers, employees, agents, and volunteers as a result of its execution of this Agreement and the performance of the covenants contained herein.

The condition of the facilities and related equipment and items associated with usage is the sole responsibility of its owner. If damage occurs, the financial responsibility is the owner's and may be recovered through insurance acquired by the owner, or through other resources available to the owner. The other entity is not responsible for damage to facilities and related equipment or injury to any person, or for actions of the owner.

VII.

This agreement shall be valid through July 1, 2016. The governing body of either Party may terminate this agreement, provided written prior notice has been provided by the terminating Party to the other Party no less than ninety (90) days prior to any action taken to terminate this agreement.

VIII.

Any notice required to be given under this Agreement shall be in writing and shall be duly served when it is deposited, enclosed in a wrapper with the proper postage affixed and duly certified, return-receipt requested, in a United States post office, addressed to the City of Deer Park or the Deer Park Independent School District at the following addresses:

To the District: Deer Park Independent School District
Office of the Superintendent
2800 Texas Ave.
Deer Park, TX 77536

To the City: City of Deer Park, Texas
Office of the Mayor
710 E. San Augustine
Deer Park, TX 77536

IX.

The parties shall observe and comply with all applicable federal, Texas, and local laws, rules, ordinances, and regulations affecting the conduct of services provided and the performance of obligations undertaken by this Agreement. In case any one or more provisions contained in this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

X.

This agreement shall be construed in a manner consistent with Chapter 791 of the Texas Government Code, as may hereafter be amended.

XI.

Mandatory and exclusive venue of any dispute between the Parties to this agreement shall be in Harris County, Texas.

XII.

This Agreement is not intended to be an exclusive agreement, and each Party may enter into other similar agreements. Nothing in this Agreement shall be represented or construed to alter, supplant, or replace any other agreements.

IN WITNESS THEREOF, this instrument has been executed on behalf of the City of Deer Park, Texas by a duly authorized representative of the City of Deer Park, Texas, and on behalf of the Deer Park Independent School District by a duly authorized representative of the Deer Park Independent School District.

Attest/Seal:

CITY OF DEER PARK

By: _____

By: _____

Print Name: _____
City Secretary

Print Name: _____
Mayor

Date Signed: _____

Date Signed: _____

DEER PARK ISD

By: _____

By: _____

Print Name: _____

Print Name: _____
Board President

Date Signed: _____

Date Signed: _____



Legislation Details (With Text)

File #: AGR 19-031 **Version:** 1 **Name:**
Type: Agreement **Status:** Agenda Ready
File created: 7/29/2019 **In control:** City Council
On agenda: 8/6/2019 **Final action:**
Title: Consideration of and action on renewing the annual roof maintenance contract with Tremco, Inc.
Sponsors: Public Works
Indexes:
Code sections:
Attachments: [20190717-Tremco-TREMCARE Renewal Proposal tremcareflyer](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Consideration of and action on renewing the annual roof maintenance contract with Tremco, Inc.

Summary: Since 2010 the city has had a roof maintenance agreement with Tremco, Inc. as part of their Managed Asset Program. This contract must be renewed each year. This year the cost for renewal is \$34,718.61.

The maintenance contract between Tremcare and the City of Deer Park helps to mitigate small roofing problems like leaks and debris that can grow into large, expensive issues. Tremcare's roof maintenance program can help prevent premature deterioration and help keep roofing assets in operation longer. Tremcare employs trained roofing technicians to perform regularly scheduled inspections, housekeeping and maintenance, and to ensure that problems are uncovered and corrected early to prevent costly emergency repairs. Maintenance of roof assets can help lower total roofing costs by significantly extending the roof's service life. In addition, this maintenance contract covers roof maintenance plan for leaks, assessment of existing roofs, maintenance plan for all covered facilities, visual and site maintenance, online tracking for roofs and a roofing inventory asset management plan.

The Managed Asset Program covers preventative maintenance as well as leak response on city facility roofs listed in the attachment (20190717-Tremco-TREMCARE Renewal Proposal.PDF) If one of the listed facilities experiences a leak, we simply call them and crew is sent out to facility within 24 hours. If it is a minor leak, which is normally the case, the leak is repaired at no cost to the city. If the leak is more extensive, a discounted quote is provided to the City, however the main purpose of the program is for budgetary purposes. Tremco analyzes each of the listed facility roofs, the information is uploaded to a website in which we can see the information that have on all roofs. The roofs are categorized into three categories groups, green - which is a roof in excellent condition, amber - which is a roof in fair condition but not in need of immediate replacement and red - if a roof is listed in red, the roof is in bad condition and Tremco recommends replacement or repair, and will provide us a budgetary estimate to consider for our next fiscal year. During the budget process we can access the

website to see if there are any issues we need to budget for.

...Fiscal/Budgetary Impact:

\$34,718.61 - This agreement is budgeted out of account 010-401-4240

Staff recommends renewing the annual agreement with Tremco, Inc.



Proposal Prepared for:

Dawn Crenshaw / Kathy Holcombe

City of Deer Park

**710 East San Augustine Street
Deer Park, TX 77536**



Re: Project Name/Address: City of Deer Park
Customer (the "Customer"):

Dear Dawn and Kathy

Thank you for allowing Weatherproofing Technologies, Inc. ("WTI") to provide you with a proposal to provide TremCare® services at the above-referenced location. WTI proposes to provide the services set forth on the attached sample TremCare agreement for a period of 1 years, at the price of \$ 34,718.61 ☐ Plus tax ☐ Tax included ☒ Tax exempt ☐ No tax for 1 scheduled inspections per year. The quoted price includes TremCare Platinum coverage for 190,465 square feet and TremCare Gold coverage for 63,462 square feet.

TERMS AND CONDITIONS:

This Proposal is an offer by WTI to provide the services to the Customer under the terms set forth on the attached sample TremCare agreement and according to WTI's standard terms and conditions (a copy of which may be obtained at <http://www.tremcoroofing.com/files/share/terms/TandCWTI.pdf>), all of which are hereby incorporated by reference (together, the "Terms and Conditions"). The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI. Please confirm your acceptance either by return e-mail to the representative identified below or by having an authorized representative of Customer sign in the space provided below. Upon receipt of acceptance, we will process your order, issue a TremCare Agreement specific to your facility and begin providing you with the benefit of our TremCare services.

We appreciate your business and look forward to working with you at your facility.

Sincerely,

WEATHERPROOFING TECHNOLOGIES, INC.

By: Greg Martin

Title: Technical Advisor

Phone: 281-450-3575

E-mail: gemartin@tremcoinc.com



AUTHORIZATION AND ACCEPTANCE:

Authorization is hereby given to WTI to proceed with the TremCare services as described above.

Customer:

By:
P.O. number (if required):
Print name:
Title:
Date:



ACKNOWLEDGEMENT REGARDING PREVAILING WAGE REQUIREMENTS:

Please check ONE of the below:

☐ The work described to be performed by Weatherproofing Technologies, Inc. (“WTI”) at customer’s facilities is not subject to federal, state or local prevailing wage requirements, other than the Fair Labor Standards Act’s minimum wage provisions (29 U.S.C. § 206) and similar state minimum wage laws of general application.

☐ The work to be performed by WTI at customer’s facilities is subject to prevailing wage requirements, and the customer agrees to provide WTI with all applicable wage schedules for such work before a purchase order is generated for this work.

Customer further acknowledges that if customer is a public entity or agency, or the project is funded in whole or in part with federal funds, the price quoted by WTI for work performed on customer’s facilities is based on the assumption that the work is covered by a prevailing wage law (applicable state or local prevailing wage law or the Davis Bacon Act). If the customer indicates above that this project is not subject to any federal, state or local prevailing wage requirements the quoted price may be reduced.

Customer Name:

Customer Representative:

(print name)

Signature:

Date:



Building Name	Roof Name	Last Service Type	Roof Area	Roof Condition	# of Roofs	Warr #	Warr Exp:
Claude Burgess Rec. Center.	Main Roof	TremCare Platinum	4,890	80 - Green	1		
Claude Burgess Rec. Center.	Rear Canopy	TremCare Platinum	600	80 - Green	1		
Community Center and Earl Dunn Gymnasium	Roof A	TremCare Platinum	8,184	70 - Amber	1		
Community Center and Earl Dunn Gymnasium	Roof B	TremCare Platinum	15,180	40 - Amber	1		
Community Center and Earl Dunn Gymnasium	Roof C	TremCare Platinum	340	60 - Amber	1		
Community Center and Earl Dunn Gymnasium	Roof D	TremCare Platinum	240	40 - Amber	1		
Community Center and Earl Dunn Gymnasium	Roof E	TremCare Platinum	2,325	70 - Amber	1		
Community Center and Earl Dunn Gymnasium	Roof F	TremCare Platinum	9,476	70 - Amber	1		
Crew Building	Roof A	TremCare Platinum	2,496	100 - Green	1		
Crew Building	Roof B	TremCare Platinum	2,340	100 - Green	1		
Deer Park Municipal Transfer Station	Main Roof	TremCare Gold	9,984	80 - Green	1	129145	
Deer Park Public Library	Roof A	TremCare Gold	8,261	80 - Green	1	156677	
Deer Park Public Library	Roof B	TremCare Platinum	2,945	80 - Green	1		
E. M. Maxwell Adult Center	Roof B	TremCare Platinum	2,784	60 - Amber	1		
E. M. Maxwell Adult Center	Roof C	TremCare Platinum	160	60 - Amber	1		
E. M. Maxwell Adult Center	Roof A	TremCare Gold	5,088	80 - Green	1	149487	8/23/1932
Fire Department Maintenance	Roof A	TremCare Platinum	3,000	90 - Green	1		
Fire Department Maintenance	Roof B	TremCare Platinum	160	90 - Green	1		
Fire Station #1	Roof A	TremCare Gold	2,430	100 - Green	1		
Fire Station #1	Roof B	TremCare Gold	1,596	100 - Green	1		
Fire Station #1	Roof C	TremCare Gold	1,734	100 - Green	1		
Fire Station #1	Roof D	TremCare Gold	3,058	100 - Green	1		
Fire Station #1	Roof E	TremCare Gold	176	100 - Green	1		
Fire Station #2	Roof A	TremCare Gold	4,000	80 - Green	1	148224	
Fire Station #2	Roof B	TremCare Platinum	750	60 - Amber	1		
Fire Station #2	Roof C	TremCare Platinum	319	20 - Red	1		
Fire Station #3	Roof A	TremCare Platinum	748	70 - Amber	1		
Fire Station #3	Roof B	TremCare Platinum	9,235	70 - Amber	1		
Fire Station #3	Roof C	TremCare Platinum	32	80 - Green	1		
Fleet Maintenance Barn	Roof A	TremCare Platinum	6,240	80 - Green	1		
Fleet Maintenance Barn	Roof B	TremCare Platinum	5,356	80 - Green	1		
Fleet Maintenance Barn	Roof C	TremCare Platinum	6,344	80 - Green	1		
Fleet Maintenance Shop	Main Roof	TremCare Platinum	2,500	80 - Green	1		
Humane Shelter	Canopy	TremCare Platinum	598	70 - Amber	1		
Humane Shelter	Main Roof	TremCare Platinum	3,796	70 - Amber	1		
Jim Burke Activity Center	Main Roof	TremCare Platinum	24,700	50 - Amber	1		
Jim Burke Activity Center	Roof A	TremCare Gold	576	80 - Green	1		
Jim Burke Activity Center	Roof B	TremCare Gold	234	90 - Green	1		
Jim Burke Activity Center	Roof C	TremCare Gold	30	90 - Green	1		
Jim Burke Activity Center	Roof D	TremCare Gold	80	90 - Green	1		
Jim Burke Activity Center	Roof E	TremCare Gold	80	90 - Green	1		
Jim Burke Activity Center	Roof F	TremCare Gold	351	80 - Green	1		
Jim Burke Activity Center	Roof G	TremCare Gold	30	90 - Green	1		
Municipal Court and Theater Building	Roof A	TremCare Gold	5,850	100 - Green	1		
Municipal Court and Theater Building	Roof B	TremCare Gold	12,660	100 - Green	1		
Police Station	Main Roof	TremCare Platinum	31,355	80 - Green	1		
Police Station	Roof A	TremCare Platinum	491	80 - Green	1		
Police Station	Roof B	TremCare Platinum	685	80 - Green	1		
Police Station	Roof C Canopy	TremCare Platinum	490	80 - Green	1		
Traffic Shop	Roof A	TremCare Platinum	8,820	80 - Green	1		
Traffic Shop	Roof B	TremCare Platinum	180	80 - Green	1		
Water Purification Plant Office Building	Main Roof	TremCare Platinum	2,400	80 - Green	1		
Well Site 13th Street	Main Roof	TremCare Gold	424	80 - Green	1	149488	
Well Site Pasadena	Main Roof	TremCare Gold	882	80 - Green	1	149489	
Club House	Roof A	TremCare Gold	3,264	100 - Green	1		
Club House	Roof B	TremCare Platinum	2,970	60 - Amber	1		
Club House	Roof C	TremCare Platinum	162	60 - Amber	1		
Club House	Roof D	TremCare Platinum	3,040	60 - Amber	1		
Club House	Roof E	TremCare Gold	2,492	90 - Green	1		
Club House	Roof F	TremCare Platinum	2,674	60 - Amber	1		
Club House	Roof G - Canopy	TremCare Gold	182	90 - Green	1		
Club House	Roof H	TremCare Platinum	972	60 - Amber	1		
Golf Course Driving Range	Main Roof	TremCare Platinum	1,818	40 - Amber	1		
Golf Course Maintenance Shop	Main Roof	TremCare Platinum	5,050	50 - Amber	1		
Parks and Recreation	Main Roof	TremCare Platinum	10,620	90 - Green	1		
Warehouse E	Warehouse E Roof	TremCare Platinum	3,000	80 - Green	1		
Totals			253,927		66		

Removing from Contract						
Deer Park City Hall	Canopy Roof	TremCare Platinum	600	50 - Amber	1	
Deer Park City Hall	Main Roof	TremCare Platinum	15,525	40 - Amber	1	
500 West X Street	Shingle Roof	TremCare Platinum	1,095	70 - Amber	1	
801 East P Street	Shingle Roof	TremCare Platinum	510	70 - Amber	1	
Totals			17,730		4	



Long-Term Roof Protection: Maximize Roof Life. Delay Replacement.

Weatherproofing Technologies, Inc. (WTI), a subsidiary of Tremco Incorporated, offers a full range of sophisticated analytical, maintenance and information-based services with one simple goal — to maximize the life of your roofs and protect the value of your buildings.

Small roofing problems like leaks and debris can snowball into large, expensive issues. Fortunately, you can reduce the possibility of that happening with TremCare, a comprehensive roof maintenance program that helps prevent premature deterioration and keeps your roofing assets in top working order. With WTI's trained roofing technicians performing regularly scheduled inspections, housekeeping and maintenance, we ensure that problems are uncovered and corrected early to prevent costly emergency repairs. Keeping your roof in good shape can help lower your total roofing costs by significantly extending the roof's service life.

Available for any kind of roofing system, TremCare programs are carefully prepared and customized to suit your building and budget.

Protection Under One Roof

TremCare lets you choose the roofing maintenance and protection program that's right for you. And with OLI®, our On-Line Information system, we even support businesses that do not want the advantages of a TremCare maintenance program.

Used either on its own or as the central component of TremCare Gold and Platinum, OLI represents the latest in Web-based information management systems. OLI eliminates the need for paper records and ensures that all information is current and consistent from user to user. OLI can manage any combination of drawings, photos, service activity reports, budgets, warranties, lifespan projections and much more. Data is available at all times in a secure, password-protected area of our website.

Leak Response

Some customers want us only to repair leaks and not to provide other maintenance activities. These customers can take advantage of our 24-hour-a-day leak line through the Tremsource® program.

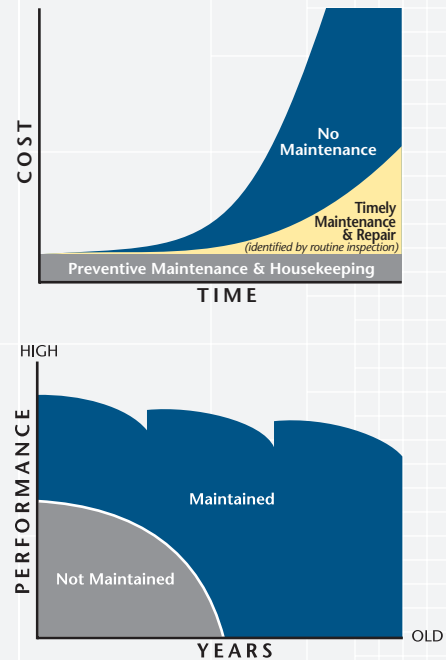
Asset Management

If you want to manage your own roofing assets, WTI will conduct an extensive inventory of the condition of all your roofs to establish your immediate needs and then enter the data into OLI® for your use.

TremCare® Gold

Since general rooftop housekeeping and preventive maintenance are equally important, WTI experts will plan and prioritize both after thoroughly inspecting your roofs. Detecting and repairing problems early saves money, reduces downtime and damage to the roof, and prevents premature deterioration. TremCare Gold offers the following services:

- Housekeeping: WTI will remove incidental debris (leaves, branches, paper, etc.) from the roof, drains and gutters during scheduled, periodic housekeeping operations.
- Preventive Maintenance: WTI will maintain your roofs in their present condition by making minor repairs to the membrane and flashing systems. Preventive maintenance is not designed to restore neglected roofs to new condition.
- 24-Hour Emergency Leak Response: You can report leaks 24 hours a day, seven days a week, on our dedicated, toll-free hotline. The hotline logs your call for priority treatment, ensuring a fast, efficient response every time.



TremCare Platinum

In addition to the services of TremCare Gold, TremCare Platinum takes both the worry and the costs out of leaks. Quite simply, the repairs are on us if the roof leaks. (Previously neglected roofs may require repairs or upgrades before TremCare Platinum can be instituted.) Eliminating additional costs for on-site visits to repair leaks also simplifies your maintenance budget. TremCare Platinum is intended for non-Tremco roofing systems or Tremco roofs that are out of warranty.

Additional Services

Besides offering these exceptional service programs to keep your roofs in peak condition, Tremco can also look "below the surface" to find problems.

A Thermocore® roof moisture analysis provides you with a detailed thermal map of hidden moisture. The data can be used to focus repairs on the roof's problem areas, saving money on repair work.

TRACE® and ACT® can answer questions about your roof's make-up. The Tremco Roof Analysis Core Evaluation (TRACE) provides rigorous lab data on the construction, composition and condition of any built-up roofing system. ACT (Asbestos Core Testing) helps to accurately determine the exact percentage and type of asbestos found in each ply and the adhesive or mastic. ACT is included as part of a TRACE analysis.

TremCare, Thermocore, and TRACE and ACT analyses are but a few of the services that WTI and Tremco offer to extend the life cycles of your roofs and facilities. To learn more about how we can help you, please call your local Tremco sales representative or visit us at www.tremcoroofing.com.

TREMCO
ROOFING & BUILDING MAINTENANCE

www.tremcoroofing.com

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Legislation Details (With Text)

File #:	ORD 19-065	Version:	1	Name:	
Type:	Ordinance	Status:		Agenda Ready	
File created:	7/29/2019	In control:		City Council	
On agenda:	8/6/2019	Final action:			
Title:	Consideration of and action on a referral from the Planning and Zoning Commission and an ordinance calling a Joint Public Hearing from the request of the City of Deer Park of the proposed amendments to the Zoning Ordinance by allowing laydown yards in M3 District; adding Use Groups 34 and 35 to principal uses in M3 District; including office warehouse or distribution center as permitted use in the M3 District; requiring a Specific Use Permit.				
Sponsors:	City Secretary's Office				
Indexes:					
Code sections:					
Attachments:	Amend M3 District amend appendix a zoning ord				

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Consideration of and action on a referral from the Planning and Zoning Commission and an ordinance calling a Joint Public Hearing from the request of the City of Deer Park of the proposed amendments to the Zoning Ordinance by allowing laydown yards in M3 District; adding Use Groups 34 and 35 to principal uses in M3 District; including office warehouse or distribution center as permitted use in the M3 District; requiring a Specific Use Permit.

Summary:

The Planning and Zoning Commission conducted a public hearing on July 15, 2019 to hear testimony for and against the rezone request. Based upon testimony, the recommendation of the Planning and Zoning Commission is the request be approved.

The proposed amendments include:

- a. That Section 12.01.34.1 of the Zoning Code be amended by allowing laydown yards in Use Group 34 - Industrial Parks District and General Industrial District in M1 Zoning District and M3 Zoning District.
- b. That Section 8.02.3.1.1 of the Zoning Code be amended by including Use Group 34 (Industrial Park District and General Industrial District) and Use Group 35 (Industrial Zoning District bulk warehouses) to principal uses under the M3 Heavy Industrial Zoning District.
- c. That Section 10.03 of the Zoning Code the Zoning Matrix be amended by adding, "Office - Warehouse / Distribution Center be a permitted use in the M3 Zoning District and allowing "Storage or Wholesale Warehouse" in the M3 Zoning District with a Specific Use Permit.

Fiscal/Budgetary Impact:

None

Approve Council to call a Joint Public Hearing on September 3, 2019 at 7:30 p.m.



Ray Balusek, Chairman
Douglas Cox, Vice Chairman
Danielle Wendeburg, Commissioner
Stan Garrett, Commissioner
Don Tippit, Commissioner

710 E. San Augustine • P. O. Box 700 • Deer Park, Texas 77536 • (281) 479-2394 • Fax: (281) 478-7217

PLANNING & ZONING COMMISSION

July 16, 2019

Honorable Mayor and City Council
City of Deer Park
P. O. Box 700
Deer Park, Texas 77536

Honorable Mayor and Council:

On July 15, 2019, the Planning and Zoning Commission met for a public hearing to consider the request of the City of Deer Park for the proposed amendments to the Zoning Ordinance by allowing laydown yards in M3 District; adding Use Groups 34 and 35 to principal uses in M3 District; including office warehouse or distribution center as permitted use in the M3 District; requiring a Specific Use Permit.

As a result of the hearing, the Planning and Zoning Commission would like to recommend the request be granted.

Respectfully submitted,

/s/ Ray Balusek
Chairman
Planning and Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE CALLING A JOINT PUBLIC HEARING ON SEPTEMBER 3, 2019, BY THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS ON A PROPOSED AMENDMENT TO APPENDIX A, ZONING, SECTION 12.01.34.1 BY ALLOWING LAY DOWN YARDS IN M3 DISTRICT; SECTION 8.02.3.1.1 TO ADD USE GROUPS 34 AND 35 TO PRINCIPAL USES IN M3 DISTRICT; AND SECTION 10.03 BY INCLUDING “OFFICE WAREHOUSE OR DISTRIBUTION CENTER” AS A PERMITTED USE IN THE M3 ZONING DISTRICT AND “STORAGE OR WHOLESALE WAREHOUSE” AS A USE IN M3 ZONING DISTRICT; REQUIRING A SPECIFIC USE PERMIT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEER PARK:

1. Pursuant to the provisions of section 211.007 of The Local Government code of the State of Texas, has called, and does hereby call, a Joint Public Hearing to be held with the Planning and Zoning Commission of said City on September 3, 2019 at 7:30 p.m. in the City Council Chamber of said City at 710 E. San Augustine St., in said City, at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question regarding the below described changes to the Zoning code.

2. That Section 12.01.34.1 of the Zoning Code be amended by allowing laydown yards in Use Group 34 – Industrial Parks District and General Industrial District in M1 Zoning District and M3 Zoning District.

3. That Section 8.02.3.1.1 of the Zoning Code be amended by including Use Group 34 (Industrial Park District and General Industrial District) and Use Group 35 (Industrial Zoning District bulk warehouses) to principal uses under the M3 Heavy Industrial Zoning District.

4. That Section 10.03 of the Zoning Code the Zoning Matrix be amended by adding “Office – Warehouse / Distribution Center be a permitted use in the M3 Zoning District and allowing “Storage or Wholesale Warehouse” in the M3 Zoning District with a Specific Use Permit.

5. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

6. It is officially found and determined that the meeting at which this Ordinance was adopted was open to the public; and that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551 of the Government Code of the State of Texas.

In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Deer Park, Texas, **passed, approved and adopted** on this the ____ day of _____, 2019 **by a vote of** _____ **“Ayes” and** _____ **“Noes”**.

CITY OF DEER PARK

MAYOR, City of Deer Park, Texas

ATTEST:

City Secretary

APPROVED:

City Attorney



Legislation Details (With Text)

File #: ORD 19-064 **Version:** 1 **Name:**

Type: Ordinance **Status:** Agenda Ready

File created: 7/26/2019 **In control:** City Council

On agenda: 8/6/2019 **Final action:**

Title: Consideration of and action on a referral from the Planning and Zoning Commission and an ordinance calling a Joint Public Hearing from the request of the City of Deer Park of the proposed establishment of a zone designation for Intensive Industrial (M3) District .

Sponsors: City Secretary's Office

Indexes:

Code sections:

Attachments: [Zone designation](#)
[joint public hearing ord](#)

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Consideration of and action on a referral from the Planning and Zoning Commission and an ordinance calling a Joint Public Hearing from the request of the City of Deer Park of the proposed establishment of a zone designation for Intensive Industrial (M3) District .

Summary:

The Planning and Zoning Commission conducted a public hearing on July 15, 2019 to hear testimony for and against the rezone request. Based upon testimony, the recommendation of the Planning and Zoning Commission is the request be approved.

The subject property is the 37.0002 acre tract that was annexed into the City from the City's Extra Territorial Jurisdiction on June 4, 2019. The annexation was initiated by a voluntary annexation request from Molto Properties.

Fiscal/Budgetary Impact:

None

Approve Council to call a Joint Public Hearing on September 3, 2019 at 7:30 p.m.



Ray Balusek, Chairman
Douglas Cox, Vice Chairman
Danielle Wendeburg, Commissioner
Stan Garrett, Commissioner
Don Tippit, Commissioner

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PLANNING & ZONING COMMISSION

July 16, 2019

Honorable Mayor and City Council
City of Deer Park
P. O. Box 700
Deer Park, Texas 77536

Honorable Mayor and Council:

On July 15, 2019, the Planning and Zoning Commission met for a public hearing to consider the request of the City of Deer Park for the proposed establishment of a zone designation for Intensive Industrial (M3) District.

As a result of the hearing, the Planning and Zoning Commission would like to recommend the request be granted.

Respectfully submitted,

/s/ Ray Balusek
Chairman
Planning and Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE CALLING A JOINT PUBLIC HEARING ON SEPTEMBER 3, 2019 BY THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, ON A PROPOSED AMENDMENT TO ORDINANCE NO. 3886, THE ZONING ORDINANCE, DESIGNATING A 37.0002 ACRE TRACT WHICH HAS BEEN ANNEXED INTO THE CITY AS HEAVY INDUSTRIAL ZONING DISTRICT (M3).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEER PARK:

1. Pursuant to the provisions of Section 211.007 of The Local Government code of the State of Texas, the City Council of the City of Deer Park, Texas, has called, and does hereby call, a Joint Public Hearing to be held with the Planning and Zoning Commission of said City on September 3, 2019 at 7:30 p.m. o'clock p.m. in the City Council Chamber at the City Hall of said City at 710 E. San Augustine Street in said City, at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question involving amending Appendix A-Zoning, by designating a newly annexed 37.0002 acre tract of land (description attached hereto) as being in the Heavy Industrial (M3) Zoning District, subject to the rules of said zoning district.

2. That notice of said Joint Public Hearing be given in accordance with law.

3. It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public, and that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551 of the Government Code of the State of Texas.

In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Deer Park, Texas, **passed, approved and adopted** on this the ____ day of _____, 2019 **by a vote of** _____ **“Ayes” and** _____ **“Noes”**.

MAYOR, City of Deer Park, Texas

ATTEST:

City Secretary

APPROVED:

City Attorney



Legislation Details (With Text)

File #:	ORD 19-062	Version:	1	Name:	
Type:	Ordinance	Status:		Agenda Ready	
File created:	7/22/2019	In control:		City Council	
On agenda:	8/6/2019	Final action:			
Title:	Consideration of and action on an ordinance rescheduling the time of the October 1, 2019 regular City Council meeting from 7:30 p.m. to 5:30 p.m. due to National Night Out.				
Sponsors:	City Council				
Indexes:					
Code sections:					
Attachments:	Ordinance - Rescheduling October 1, 2019 City Council Meeting				

Date	Ver.	Action By	Action	Result
8/6/2019	1	City Council		

Consideration of and action on an ordinance rescheduling the time of the October 1, 2019 regular City Council meeting from 7:30 p.m. to 5:30 p.m. due to National Night Out.

Summary:

Each year on the first Tuesday of October, the City of Deer Park participates in National Night Out. According to its founders, this program promotes, "Police-community partnerships, crime prevention, and neighborhood camaraderie." As part of the program, block parties are organized and held in neighborhoods throughout the City. Deer Park's Mayor, Councilmembers, Police Officers, Fire officials, and other City staff attend National Night Out parties all around our community. To accommodate this, the start time of the first City Council Meeting of October needs to be moved from 7:30 p.m. to 5:30 p.m. This may be accomplished by passage of the attached ordinance.

Fiscal/Budgetary Impact:

N/A

Approval of the attached ordinance is recommended.

ORDINANCE NO. _____

AN ORDINANCE RESCHEDULING THE REGULAR COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS; DESIGNATING ANOTHER TIME FOR SAID MEETING TO BE HELD; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEER PARK:

1. That the regular meeting of the City Council of the City of Deer Park, Texas, on October 1, 2019, at 7:30 p.m. is rescheduled, so the Mayor and Council may participate in National Night Out activities that evening.

2. That the City Council of the City of Deer Park, Texas, will meet on Monday, October 1, 2019, in the City Council Chambers in the City Hall of said City at 5:30 p.m. The next regular meeting thereafter shall be held at the same time and place on October 15, 2019, as previously set out by Ordinance.

3. It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public, and that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551 of the Government Code of The State of Texas.

4. The City Council finds that this Ordinance relates to the immediate preservation of the public peace, safety and welfare in that it is necessary that a time for the regular meetings of the City Council be designated which will allow a quorum of the Council to be present, so that its functioning as the governing body of the City of Deer Park, Texas will not be stalled or impeded, thereby creating an emergency, on account of which the Charter requirement providing for the reading of Ordinances on three (3) several days should be dispensed with and this Ordinance should be passed finally on its introduction; and, accordingly, such requirement is dispensed with and this Ordinance shall take effect upon its passage and approval by the Mayor.

In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Deer Park, Texas, **passed, approved and adopted** on this the ____ day of _____, 2019 **by a vote of** **“Ayes”** **and** **“Noes”**.

MAYOR, City of Deer Park

ATTEST:

City Secretary

APPROVED:

City Attorney