

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

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 AUGUST 16, 2016, BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON	MAYOR
SHERRY GARRISON	COUNCILWOMAN
THANE HARRISON	COUNCILMAN
TOMMY GINN	COUNCILMAN
BILL PATTERSON	COUNCILMAN
RON MARTIN	COUNCILMAN
RAE A. SINOR	COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

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

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 6:30 p.m.
2. DISCUSSION OF ISSUES RELATING TO A PROPOSED CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH CENCOR ACQUISITION COMPANY – Stephen Chandler of Cencor Acquisition Company, Inc. introduced his team and presented to Council a proposed Chapter 380 Economic Development Program agreement that would develop a retail development project at the Northwest Corner of Spencer Highway at East Boulevard. Mr. Chandler gave an overview of the history of Cencor Acquisition Company and highlighted the proposed site plan; proposed elevations; 15 year property tax and revenue projection and other representative projects. “We are working with several companies that are interested in locating here which include two pizza restaurants, a Chinese restaurant, an ice cream shop, Nails of America, AT & T and a Dentist office. We have Letters of Intent with Ross, Pet Mart, 5 and Below and a couple of theaters, Denny’s, McDonald’s and Dairy Queen. The Junction at Deer Park Project is projected to generate significant property tax value and revenues for the City and sales and use taxes for the City, CCPD, FCPEMSD, and Community Development Corporation (TYPE B).over a fifteen year period. The total estimated total revenues would be \$43,790,257. The developer’s financial adviser projects that net revenues over this period, after the \$4,670,750 maximum reimbursement amount from

the City under the 380 agreement, would be approximately \$39,149,507. We are honored to partner with the City of Deer Park.”

3. DISCUSSION OF ISSUES RELATING TO THE FISCAL YEAR 2016-2017 DEER PARK COMMUNITY DEVELOPMENT CORPORATION BUDGET – Assistant City Manager Gary Jackson advised Council the Deer Park Community Development Corporation (DPCDC) met in April to review their budget and approved the budget at the July 25th regular meeting. The financial advisors have evaluated the budget and feels it is more than sufficient revenue. The DPCDC’s Board of Directors unanimously approved the budget for FY 2016-2017. The total budget for the DPCDC for revenue and expenditures total \$3,296,596.
4. DISCUSSION OF ISSUES RELATING TO AN ORDINANCE AMENDING SECTION 66-180 SCHEDULE I, OF THE CODE OF ORDINANCES CONCERNING “NO PARKING ON SAN AUGUSTINE STREET” – Chief Greg Grigg advised the Council of complaints received about vehicles trying to get around a vehicle that park thirty-six feet from the stop sign going east bound on San Augustine before you get to Luella. “The citizen claims they didn’t have to move the vehicle. There was an error found in the Code of Ordinance which has been corrected. Technically, you can only park there from 6 p.m. until 8:00 a.m. The vehicle was causing a traffic jam. The citizen has now moved the vehicle onto Luella. You can’t park on the north side going back to the City limits. The only place on the south side is from Luella to Dunn Circle. We questioned why we would have parking there, if we can’t have the parking on the north side with the amount of traffic that goes up to Luella with the complaints that we have had. We observed all the issues. We haven’t had any complaints since. If the citizen starts to park back there again, we will have a similar problem, especially at seven o’clock in the morning. We are not having the parking problems today, but we were and they were significant. We would like to stop the parking because of the volume of traffic between San Augustine and Luella.”

Councilwoman Garrison commented, “I understand the problem, but those citizens have no other place to park. If they are having several people over, what do they do?”

Chief Grigg commented, “Another option could be, we changed the hours of parking, so they are out of the way before rush hour traffic starts.”

After discussion, the consensus of the Council is to put out signs with times of the parking hours.

5. DISCUSSION OF ISSUES RELATING TO AN AGREEMENT WITH ATLAS UNIVERSAL ROOFING, INC. FOR THE ROOF REPLACEMENT AS WELL AS IMPROVEMENTS TO THE SKYLIGHTS, SIDE WINDOW AND WING WALLS AT THE THEATER/COURT BUILDING – Parks and Recreation Director, Scott Swigert commented, “Over the past several years, the Theater/Court Building has experienced several leaks on the roof. The City is under an Asset Management Program for the roof with Tremco, Inc. Tremco has made several leak repairs to the roof and after the last annual inspection, the report identified that the roof is nearly twenty years old. It has moderate to high leak sensitivity, an overall rating of 30 out of 100 and it

needs to be monitored closely. Atlas Universal Roofing, Inc. is the roof repair company that works with Tremco, Inc. They are also associated with the Choice Facility Partners. While Atlas was examining the facility to prepare the Choice Facility Partners quote for the required work on the roof and interior skylights, they discovered additional items of concern with the side windows, wing walls and the entry skylights. Atlas Universal Roofing has submitted a proposal for the roof and interior skylights replacement as well as two additional proposals that will address the concerns for the side windows and wing walls as well as the entrance skylights. The Staff is recommending at this time that the City contracts with Atlas Universal Roofing to do the Base Bid, Alternate 1 and Alternate Proposal #2B for a total of \$558,479.”

6. DISCUSSION OF ISSUES RELATING TO CITY’S 125TH ANNIVERSARY LOGO – Councilwoman Sherry Garrison advised Council the Historical Committee established a logo for the City’s 125th Anniversary. “The Committee was made up of Linda McHone, Kristin Edwards, Naomi Richardson and myself. We are anxious to get it approved because the Local Emergency Planning Committee (LEPC) is going to use the logo in the 2017 Calendar which is pertaining to history. The logo will be used for T-Shirts, banners, marketing materials.”

After discussion, the consensus of the Council is to approve the logo.

7. DISCUSSION OF ISSUES RELATED TO AMENDING THE PART-TIME EMPLOYEE WAGE AND CLASSIFICATION SCALE – Fire Chief, Greg Bridges commented, “This is an opportunity to open the door for part-time personnel for Paramedics and Fire Inspectors. This will give us the opportunity to beef our staffing up to cover vacation and sick time for paid personnel on the EMS side. On the Fire Marshall side, they would have the same opportunity. Currently, all the inspectors are volunteers with the exception of Buddy Rice and Kevin Rodgers. We are not getting the number of individuals to fill those roles because of the required specialized training to be classified as an inspector. It’s an opportunity to hire individuals that work outside doing this as a full time job, to do so on a part time basis and fulfill needs to get our businesses inspected.”
8. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:24 p.m.

Shannon Bennett, TRMC
Acting City Secretary

Jerry Mouton
Mayor