

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 JANUARY 17, 2017, 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. PRESENTATION AND DISCUSSION OF ISSUES RELATING TO THE SALE OF CERTIFICATES OF OBLIGATION, SERIES 2017 - John Robuck of BOK Financial Securities, Inc. gave a presentation of the \$2,700,000 Certificates of Obligation, Series 2017 and highlighted the current market condition, the summary of bids, final debt service requirements and a schedule of events. (Exhibit A1-A5)
3. DISCUSSION ON AWARDED A BID TO CONSTRUCTION LTD FOR CONSTRUCTION OF THE New City HALL - Public Works Director Bill Pedersen advised Council five bids were received and Construction LTD was the lowest bidder in the amount of, \$6,121,000.

Tim Dixon, representative of the contractor, commented, “We have done a lot of municipal work over the last thirty-five years. We built the Deer Park Performing Arts Center at the High School in which was a great project and we enjoyed doing it. We are looking forward to building your City Hall.”

City Manager Jay Stokes showed the Council a sample of the exterior brick on the New City Hall.

4. DISCUSSION OF ISSUES RELATING TO A PROPOSED DESIGN/BUILD AGREEMENT WITH FORD AUDIO-VIDEO SYSTEMS LLC (FORD AV), FOR THE PROVISION OF AUDIO VISUAL DESIGN AND CONSULTING SERVICE FOR THE NEW CITY HALL PROJECT THROUGH THE TEXAS BUYBOARD COOPERATIVE – I.T. Director James Lewis gave an overview of the proposed Design/Build Agreement with Ford Audio-Video Systems LLC (Ford AV), for the provision of Audio Visual design and consulting service for the new City Hall Project . It is recommended we hire Ford AV to design and install the audio, visual, and lighting systems associated with construction of the new City Hall building. City staff and Architect George Watanabe have worked with Ford AV on this agreement for the past several months. The consulting services related to audio/visual design cost \$9,845.
5. DISCUSSION OF ISSUES RELATING TO AN AGREEMENT WITH NATIONAL SIGN PLAZAS (NSP) FOR IMPLEMENTATION OF PHASE 2 OF THE COMPREHENSIVE WAY-FINDING SIGNAGE SYSTEM PLAN FROM NATIONAL SIGN PLAZAS (NSP) - Parks and Recreation Director Scott Swigert advised the Council of the implementation of the Phase 2 of the Way-Finding Signage System Plan. Mr. Swigert stated, “A few signs are up. There are none on the street yet, they are still being finalized. We budgeted \$200,000 for Phase 2. There are seventeen primary signs, eight secondary signs and four additional entry signs.”

Councilwoman Garrison asked, “Where are we putting the Dow Park Sign?”

Mr. Swigert replied, “This sign will go on the P Street side of Dow Park.”

6. DISCUSSION OF ISSUES RELATING TO TWO SEPARATE RESOLUTIONS TO NAME THE FUTURE NATURE TRAIL WITHIN THE DEER PARK NATURE PRESERVE AND TO NAME THE CITY OWNED PARK PROPERTY WITHIN THE COTTONWOOD ESTATES SUBDIVISION - Parks and Recreation Director Scott Swigert commented, “The first resolution will be to name the nature trail within the Deer Park Nature Preserve the “Dr. Billy J. Sealey Nature Trail”. In 1988, the City of Deer Park was graciously given property from Billy J. Sealey and his wife, Christell J. Sealey. They included the following restrictions and conditions on the property: The City Of Deer Park, Texas shall assume ad valorem taxes for the year 1986 and all subsequent years; The City Of Deer Park, Texas shall cancel and declare paid all sums due upon Outlot 606 by virtue of that certain Curb and Gutter Notice which is filed of record under County Clerk’s File No. J574033, and the City of Deer Park, Texas shall execute a Release of Paving Lien; The property shall be used for recreational purposes only; The City shall, by resolution, name any facility constructed upon the property as “The Dr. Billy J. Sealey Park” or “Ball Field”, as the case may be. The other resolution will be for naming the City owned park property within the Cottonwood Estates Subdivision, “Cottonwood Park”. The need to officially name City park property, generally located at the Northeast corner of Alta Lane and Aspen Trail has occurred with the development of the park beginning soon. The Parks and Recreation Commission, during their January monthly board meeting, reviewed and approved their recommendation to name the park after the name it has currently been referred to as “Cottonwood Park”. During their board meeting, on January 9, 2017, the Parks and Recreation Commission reviewed and approved their recommendations to formally name both the nature trail within the Deer Park Nature

Preserve, the “Dr. Billy J. Sealey Nature Trail” as well as the park property within the Cottonwood Estates subdivision, “Cottonwood Park”

7. DISCUSSION OF ISSUES RELATING TO THE AUTHORIZATION TO SEEK BIDS FOR THE PHASE I DEVELOPMENT OF THE DEER PARK NATURE PRESERVE - Parks and Recreation Director Scott Swigert introduced Jamie [Hendrixson](#) of RVI who gave an overview of Deer Park Nature Preserve. Mr. Swigert stated, “The final approval came in from Texas Parks and Wildlife Department on January 03, 2017 for the construction plans for Phase I. At this time, the Parks and Recreation Department would like to receive authorization to seek bids for contractors to develop Phase I of the Deer Park Nature Preserve.”
8. ADJOURN – Mayor Mouton adjourned the workshop meeting at 6:57 p.m.

Shannon Bennett, TRMC
Acting City Secretary

Jerry Mouton
Mayor