

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 JUNE 5, 2018, BEGINNING AT 5:45 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

## OTHER CITY OFFICIALS PRESENT:

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

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 6:30 p.m.
2. EXECUTIVE SESSION- CONSULTATION WITH CITY ATTORNEY – POTENTIAL LITIGATION – Mayor Mouton recessed the meeting at 6:30 p.m. for an Executive Session.
3. RECONVENED – Mayor Mouton reconvened the workshop meeting at 6:53 p.m.
4. PRESENTATION VIDEO AND DISCUSSION OF THE NEW CITY HALL BUILDING – I.T Director James Lewis presented a time-lapse video of the full construction period of the new city hall.

City Manager Jay Stokes, commented, “This is a great day to finally be here. It’s been a long time waiting. We are obviously not finished. The big pile of dirt will be leveled out and the old City Hall will be torn down. Please come back on August the 7<sup>th</sup>, we are going to have the official ribbon cutting and we will have the corner stone plaque. We did have an open house last night. I was not present, but from what I understand, it was very well attended. Many citizens, taxpayers were interested in seeing the building. Staff and Council are just elated to be here and excited to have the first meeting. Mr. George Watanabe, our architect, good to have him here tonight. I can’t thank everybody on staff,

but I would like to thank particularly Bill Pedersen, our Public Works Director, Gary Jackson, Assistant City Manager, Libby Blair for decorating, James Lewis and the IT Department for all the incredible work, especially in the Council Chambers. Everyone is still giving input, there will be some hiccups here and there, but we are still learning and will improve as we go along. Thank you Council for this special building and special day.”

Mayor Mouton commented, “We are here. Seems like yesterday we broke ground, it’s still hard to believe we are here. I am very excited to complete this phase. To tear down the old building and finish the additional parking spaces that will accommodate the citizens. I am grateful voters have a new building where their City services can be ran. I am looking forward to where we can go from here and I know each Councilmember is proud.”

5. DISCUSSION OF ISSUES RELATING TO THE SPORTS ORGANIZATION UTILIZATION AGREEMENTS – Parks and Recreation Director, Charlie Sandberg discussed the acceptance of the sports utilization agreements. Mr. Sandberg advised Council of the revision that details 70% of the users would have to be Deer Park residents, the addition of a flat fee and the third party usage. The agreements will be in effect for a total of six months each. Mr. Sandberg opened up the discussion to hear from Council on cost sharing with the youth organizations.

Assistant City Manager, Gary Jackson, commented, “For clarification, when you say cost sharing, you are talking about revenue sharing from tournament play.”

Councilwoman Garrison asked, “How was it done before?”

Mr. Sandberg replied, “Originally, it was broken down into different percentages of what the organizations would pay the City. The regulatory process of doing that was very difficult and it was not done consistently.”

Mayor Mouton asked, “Was it for the simple aspect of helping to share the cost for the maintenance to keep up with the extended play because there was absolutely no break for the fields to recover?”

Mr. Sandberg asked, “We would like to know if Council is interested in, outside of the flat fee, a payment from the organization to the City for the tournaments?”

Mayor Mouton commented, “This structure is to be able to put money back into the facilities for the extra usage.”

Councilman Patterson commented, “I have a concern. I think we should be controlling the select tournaments, not the league. Select tournaments are third party tournaments, and we are allowing outside organizations to come in and use our fields, then it should be a revenue source for the City. It is not clear who controls third party play. The thing I do not want to happen is to have a bunch of outside select teams charging each participant their fee, use our fields and reap all the revenue while the City gets nothing.”

Mayor Mouton asked, “Can you explain who has control in this current contract?”

Mr. Sandberg responded, “In the current contract, they are supposed to notify us of a third party, however, what is happening, is just like what Councilman Patterson just explained.”

City Manager, Jay Stokes commented, “Keep in mind, all of these agreements, when approved, are for 6 months. The agreements will be renewed again for the whole calendar year for 2019. Staff would like for you to approve the agreements as they are written tonight, which includes a requirement of 70% for recreational use. It will take several months of dialog with the organizations to have a better understanding before we come before Council and the Parks and Recreation Commission to recommend changes, if any. Let’s get through the next 6 months, but keep in mind this is an issue we may want to work on before the agreements come up again.”

Mayor Mouton commented, “We probably need to find the balance between how much play these fields can actually take over the course of the year in regards to maintaining the fields. The number you are alluding to in this formula, seems like it is not a significant amount to maintain the fields.”

Mr. Stokes commented, “One hand we say, we are all about Deer Park and only Deer Park, on the other hand we say, we need these fields here to bring people from out of town, to buy gas here, and to stay in our hotels here. I say, we have to find a balance to that. I think the question is, how much of the time do we want the fields used and how much of the time do we want those fields not used so that the fields rehabilitate to give them a longer life.”

Mr. Jackson commented, “One more point of clarification. I believe what we are asking for tonight is Council’s concurrence of the three different forms of the agreement that includes the content that would go to the different leagues. We would then have the executed form of the agreements back for Council’s approval at the June 19th meeting.

6. DISCUSSION OF ISSUES RELATING TO THE SOCCER RFP PROCESS AND SELECTIONS – Parks and Recreation Director, Charlie Sandberg advised the Council of the soccer organization process, selections and the creation of a new soccer league. Mr. Sandberg spoke of the issues that came with usage of fields and the lights. The fairest process was to send out an RFP for the soccer services. Only four organizations responded. There was a committee formed that included Councilwoman Rae Sinor, Councilman Ron Martin, TJ Haight, Eric Ripley, Jay Stokes, Gary Jackson, Jacob Zuniga, Lacy Stole, Doug Burgess and Charlie Sandberg. The plan was to put together an evaluation process and send invitations to each group for an interview. There were two organizations that turned in RFP’s who were called back for a more thorough process of questions, which gave the chance to vet through other issues and concerns that had been brought up by Staff, citizens, and the school district. An evaluation sheet was created and was used to score for each organization that was interviewed. It was the idea to stay homegrown. Mr. Sandberg advised Council of the recommendation to approve the Deer Park Soccer FC to receive the sports utilization agreement.

Mayor Mouton commented, “For the record, I value this particular Committee and the hard work that was put in. The process was good and solid. I think overall, it has led us to

what is best for Deer Park. I commend you Mr. Sandberg and the Committee. I know at times the process was questioned, but I believe the process was fair and it was done the right way. Thank you and the Committee. I look forward to it. We will have a lot more space for kids to play soccer and a safe place for them to grow up in our Community.”

Councilwoman Sinor commented, “I just want to give kudos to Charlie Sandberg, Jacob Zuniga and Lacy Stole who worked long and hard. It was a long process, but I learned a lot. I think we made a great decision. I want to thank Staff for all the hard work. You all pulled it together. I was very impressed and appreciate the hard work.”

Councilman Martin commented, “Mr. Sandberg, you and your Staff did a fabulous job putting together an RFP, executing it and going through the processes. Definitely not easy, and honestly, it was a lot of work in a short amount of time. Thank you all and the Committee. I think we made a decision that we are confident with.”

7. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:19 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Jerry Mouton  
Mayor