

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 21, 2018, BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON
SHERRY GARRISON
TOMMY GINN
BILL PATTERSON
RON MARTIN
RAE SINOR

MAYOR
COUNCILWOMAN
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 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. DISCUSSION OF ISSUES RELATING TO CONSTRUCTION OF NEW FENCING ALONG THE NORTHEAST PERIMETER OF THE NEW CITY HALL – City Manager, Jay Stokes, gave an overview of the possibility of adding new fencing along the northeast property line of the new City Hall, where municipal property abuts the backyards of homeowners on the west side of Dunn Circle. These residents addressed City officials earlier this year to request this fencing. Installation of a new fence will create an improved sight and sound barrier between City Hall and these homes. Specifically, they have asked for fencing composed of brick and wood, tall enough to allow privacy and to deter vehicles from crossing into their homes. The City's fencing regulations limit final construction height to 6' 6" and in order to accommodate the Dunn Circle neighbors' request for a 7 foot tall fence, the Zoning Board of Adjustment must grant a variance to allow that. The style of fence is beyond the customary scope of work

of a traditional fencing company. Pricing from a multi-disciplinary contractor, Construction LTD., the same contractor who built the new City Hall, estimated a price to be \$60,000. Every citizen involved with this issue is also requesting gates. A legitimate concern for the City is the future maintenance of the fence if provided. Another option discussed, if agreed upon, was to build a more traditional fence with bollards.

Mayor Mouton commented, "I would like to have some of these issues and questions answered from at least Council as to what direction we would want Staff to take. I think we should stick to our ordinances. We should be reasonable in regards to what is currently there and have some general expectations of replacing it."

Councilwoman Garrison commented, "It is too expensive. I am surprised that is what they think they are entitled to."

Mr. Stokes commented, "In fairness to the citizens, I do not know if they are aware what the cost differential is."

Councilwoman Sinor commented, "Sounds like they have done their homework."

Councilwoman Garrison asked, "Would the brick be the same as City Hall?"

Mayor Mouton commented, "It is allowable to build a fence, it just could not be over 6'6" tall. What is wrong with just replacing what is already there?"

Councilwoman Sinor asked, "Is Mr. Tucker the only house suffering from the lighting?"

Mr. Stokes responded, "Mr. Tucker's neighbor to the north has also mentioned it."

Public Works Director, Bill Pedersen, commented, "The parking lot lights have been turned off and do not come on at night. They will not be turned on until the deflectors are on."

Councilwoman Sinor commented, "I am in agreement to build a fence, just not a \$60,000 dollar fence. I just think that is unreasonable."

Councilwoman Sinor asked, "Can you advise about the details of the bollards?"

Mr. Pedersen responded, "Most of them are like the drive through window, just a bit shorter."

Mayor Mouton asked, "What is the standard process of putting these bollards in?"

Mr. Pedersen commented, "In order to place them correctly, we would have to look at where the storm and sanitary sewers are located."

Councilman Martin commented, "The citizens want it for safety reasons. I just don't see a car picking up speed in the parking lot."

Mr. Pedersen commented, “The driveway was designed as a narrow driveway to keep the speed down.”

Mr. Stokes advised Council that Staff would communicate with Mr. Tucker and his neighbors to discuss the concerns of the cost for the fence that is being requested, and to relay Council’s willingness to put up a traditional style, wooden, 6’6” foot fence with gates that would have to be maintained by the citizens after the fence is put in. Mr. Stokes advised Council that Staff would discuss the bollard recommendation as well.

5. DISCUSSION OF ISSUES RELATING TO THE FISCAL YEAR 2018-19 DEER PARK COMMUNITY DEVELOPMENT CORPORATION BUDGET – Finance Director, Donna Todd advised Council of the Deer Park Community Development Corporation preliminary budget for the DPCDC for Fiscal Year 2018-2019 that was presented for discussion at the April 23, 2018 DPCDC Board Meeting. The Board of Directors approved the Fiscal Year 2018-2019 DPCDC Budget at the July 23, 2018 Board Meeting and recommended that the budget be submitted to the City Council for approval. This Fiscal Year 2018-2019 budget for the DPCDC includes total revenues of \$2,801,100 (tax revenue and investment revenue) and total expenditures of \$1,531,926 (services, supplies and operating transfers to the City to pay for the debt service costs on the bonds funding the approved capital projects and pay-as-you go funding on approved capital projects).
6. DISCUSSION OF ISSUES RELATING TO ENTERING INTO A PROFESSIONAL SERVICE CONTRACT WITH AN ARCHITECT FOR THE JIMMY BURKE CENTER – City Manager, Jay Stokes, discussed the possibility of entering into a professional service contract with an architect for the Jimmy Burke Activity Center. Cre8 Architects recently designed the new Deer Park City Hall. Cre8 Architects recently completed our new City Hall and has expressed an interest in providing architectural programming services on the Jimmy Burke Activity Center (JBAC) and adjoining Visitor Center. Mr. Stokes presented a statement of qualifications submitted by the firm that includes a cover letter expressing interest, list of current projects under design and construction and photographs of representative projects. (Exhibit A1-A5)

Councilwoman Garrison asked, “How does George Watanabe know what we want and need?”

Mr. Stokes responded, “I think he would start by asking us those questions of what we want and need.”

Councilwoman Garrison asked, “Will this be similar to last time? Will Staff be involved to clarify what we need and to make sure we get it right?”

Mr. Stokes responded, “I expect it to be similar to how it was last time.”

Mayor Mouton commented, “I think it would be to our advantage to be all in line with Staff and explore what we need currently and in future use.”

Assistant City Manager, Gary Jackson commented. “We would like to look at the whole site plan including utilities to make sure there is sufficient sewer and water to support a much larger facility. The concept would be that the building would have to be built prior to the current building being demolished. Placement of the building would have to be taken into account for all of this to be accomplished. Looking at the whole overall site will be very important.”

7. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:23 p.m.

Shannon Bennett, TRMC
City Secretary

Jerry Mouton
Mayor