

CITY OF DEER PARK
710 EAST SAN AUGUSTINE STREET

77-183

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 OCTOBER 16, 2018, BEGINNING AT 6:15 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.	MAYOR
SHERRY GARRISON	COUNCILWOMAN
THANE HARRISON	COUNCILMAN
TOMMY GINN	COUNCILMAN
BILL PATTERSON	COUNCILMAN
RAE SINOR	COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES	CITY MANAGER
GARY JACKSON	ASSISTANT CITY MANAGER
SONIA ACOSTA	DEPUTY CITY SECRETARY
JIM FOX	CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 5:45 p.m.
2. EXECUTIVE SESSION – PERSONNEL – NAMING TWO APPOINTEES TO THE BOARD OF DIRECTORS OF THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION – Mayor Mouton recessed the meeting at 6:15 p.m. for an Executive Session.
3. RECONVENED – Mayor Mouton reconvened the workshop meeting at 6:28 p.m.
4. DISCUSSION OF ISSUES RELATING TO RECYCLING SERVICES AND COMMERCIAL WASTE REMOVAL SERVICES WITH WASTE MANAGEMENT OF TEXAS, INC. – Shannan Lopez, of Waste Management of Texas Inc., gave an overview of prior discussions concerning the renewal of the existing Commercial Solid Waste Collection and Transportation Agreement between Waste Management of Texas, Inc. (WMT) and the City of Deer Park. Ms. Lopez outlined the potential terms and conditions Waste Management Inc. would find agreeable as part of a potential contract amendment to include; commercial collection services rates that will only increase by a flat 12% effective 12/1/2018 and a flat 5% every other year, 12/1/2019 and 12/1/2020, extension of the current Commercial Solid Waste Collection and Transportation Agreement with Waste Management of Texas Inc. until 11/30/2021, and adding “Unusual Accumulations” language to the amendment. (Exhibit A1-A3)

Councilwoman Garrison asked, “How are we going to handle letting the people know of the excess charge?”

City Manager, Jay Stokes responded, “It will not go into effect until after January 2, 2019. Between now and then, we will do an educational piece and reach out to those in violation but are not receiving a fee, and let them know this increase is coming.”

Councilwoman Garrison asked, “Is it up to the business owners to clean up by the dumpsters?”

Ms. Lopez responded, “Yes.”

Councilwoman Sinor asked, “Waste Management Inc. does not go out and clean up what is around the dumpster?”

Ms. Lopez responded, “No. I believe when we send letters with pictures to the business owners, that will help them understand what should be done and what shouldn’t be done.”

Mayor Mouton commented, “In most cases, the managers and personnel of the businesses already know. The City is one of the last ones to get in on this. Everywhere else, it is industry norm.”

Councilman Patterson commented, “Will the new rates be given to the customers?”

Mr. Stokes commented, “Yes. At the next Council meeting, we will have an ordinance changing the rates to reflect the new rates for our customers.”

Councilman Patterson asked, “In the past, did the Consumer Price Index go up like 3 or 4 percent a year?”

Mr. Stokes responded, “It averaged about 2 to 2.25 percent.”

Councilman Patterson commented, “The reason Waste Management Inc. is wanting to get away from this is because they are not recovering all the cost.”

Ms. Lopez responded, “That is correct.”

5. DISCUSSION OF ISSUES RELATING TO BIDS RECEIVED FOR THE DEER PARK EMS STATION – Emergency Services Director, Robert Hemminger gave an overview of the recently received bids for construction of the new Deer Park EMS Station. Mr. Hemminger provided a presentation on the process, current needs and design of the building, the low bid, and summarized the funding needed to complete the building. (Exhibits B1-B5)

Councilman Patterson asked, “When we set this up through the Type B Sales Tax, was it the intent to use the money for primarily capital or primarily operation expenses?”

Mr. Hemminger responded, "I can just speak to what it is being used for today. I would defer to the City Manager for that answer."

Mayor Mouton responded, "I do not think there was anything projected either way."

Councilman Patterson commented, "My point is, we are spending most of the revenue on operating expenses. In the future, if we want to do large capital projects, how is that going to be budgeted and where is the money going to come from."

City Manager, Jay Stokes responded, "We have put more and more of our operating cost over there. It finishes in 10 years, and there is always the risk of it not renewing. At the same time, it is giving great relief to the General Fund. You have to monitor both sides of that."

Councilman Patterson commented, "I'm just trying to make the point though, that in the future, we will have to do something with capital projects, whatever it may be. We cannot assume we have money for those capital projects. It does have an impact of future financial planning."

Mr. Stokes responded, "Both now and in the future, we will have to watch both sides. The way we are positioned right now, it makes more sense to do it as we are."

Mayor Mouton commented, "There are no assumptions. It is all the driving aspect of service. We cannot afford to put this off. This is for the first responders and we need to make sure it is efficiently done."

Councilman Harrison asked, "In the architects estimates, why is there no allowance on the security system, but the soft cost is extremely over what the other contractors bids are?"

Mr. Hemminger responded, "We use a proprietary security system with Lensec in all of our City buildings. Instead of trying to force the contractor to individually contact Lensec, or deal with other subcontractors who were going to try and integrate into our system, we just got a number and told them to use it as an allowance and asked them to work with Lensec to put the system in. The soft cost changed because over \$100,000 dollars has already been used in the architectural design of the building. That was funded out of last year's budget. There is \$150,000 remaining, primarily for the Architect and Teracon for inspections that will happen throughout construction."

6. DISCUSSION OF ISSUES RELATING TO TWO (2) CONTRACT AMENDMENTS BETWEEN THE CITY OF DEER PARK AND THE TEXAS EMERGENCY SERVICES RETIREMENT SYSTEM (TESRS) – Emergency Services Director, Robert Hemminger gave an overview of the City of Deer Park participation in the Texas Emergency Services Retirement System for volunteer firefighters and EMS personnel. The retirement system is a defined benefit system in which the pension benefit is calculated based on a monthly contribution during the member's active service. The current monthly contribution is \$120 per member, per month. This contract amendment

will increase the monthly contribution to \$132 per member, per month. This increase brings the Department up to the level that is consistent with other departments in our area who also participate in this retirement system for their volunteer firefighters. The second amendment also establishes a “13th check” to be issued to retirees of the pension system. The TESRS system is a defined benefit program that does not have any form of cost of living allowance or other increase post-retirement. The 13th check is a mechanism to give the retirees an increase in the form of one extra payment per year. The 13th check is issued to the retirees in December. This 13th check is a one-time payment, and will be authorized each year depending on the availability of funds. (Exhibits C1-C2)

7. DISCUSSION OF ISSUES RELATING TO THE QUARTERLY FINANCIAL REPORT FOR THE FISCAL YEAR 2017-18 THIRD QUARTER ENDING JUNE 30, 2018 – Finance Director Donna Todd gave an overview of the budget for the quarter highlighting the expenditures and revenues of each fund. (Exhibits D1-D6)
8. DISCUSSION OF ISSUES RELATING TO A PROPOSED PAX WATER MIXERS AND RESIDUAL CONTROL SYSTEM FOR PASADENA BOULEVARD WATER STORAGE TANKS – Nicholas Cook, Water Treatment Plant Supervisor gave an overview of the potential contract with PAX Water Technologies. An update was given on the effectiveness of the PAX System installed at the Coy Drive Water Tower last year. There is a need to construct a similar system at the Pasadena Boulevard water storage tanks. The new system costs \$162,600 and is included in the FY 2018-2019 Budget. (Exhibits E1-E3)
9. DISCUSSION OF ISSUES RELATING TO MEDICAL PLAN CHANGES EFFECTIVE 1/1/2019 AND EMPLOYEE CLINIC UPDATE – Human Resources Director, Bill Philibert gave an update of the medical plan changes effective January 1, 2019 and the employee clinic. Mr. Philibert discussed changes to the City’s health insurance plan, which are to become effective January 1, 2019, to include a new employee clinic model and biometric screening employee cost differentials.
10. DISCUSSION OF ISSUES RELATING TO YOUTH LEAGUE THIRD PARTY TOURNAMENT FEES – Parks and Recreation Director, Charlie Sandberg gave an overview of the research done on third party usage of the youth athletic facilities. Issues discussed were field usage and regulations of the field, fees associated with field usage, and the tracking of fees. Third parties can go through the youth leagues. It is recommended to have the third party go through the Parks and Recreation Department. Several options pertaining to how to staff the fields to enforce the rules and regulations of the field usage have been discussed. A concept to protect the fields was also discussed. Closure of the fields during the Spring and Summer for a week is being looked at to help with the concept of protecting the fields. More assistance to monitor, regulate and keep all the leagues and outside tournaments in order is being proposed. Majority of the revenue currently goes to the youth organizations. Outside tournaments are welcomed, but funding from third parties would be ideal.

Mayor Mouton commented, “Define what third party means.”

Mr. Sandberg responded, “A third party tournament could be a team using our field without any of the revenue coming to the City, it goes straight to the youth league.”

Councilman Patterson commented, “If we are going to increase our staffing, I would think we would need to know the number of tournaments that are being played.”

Assistant City Manager, Gary Jackson commented, “The challenge right now is that we do not have the mechanism to know how many tournaments there are.”

Councilman Patterson commented, “I believe our Parks and Recreations Department ought to be managing the third party tournaments and gain the revenue off of those tournaments.”

Mr. Sandberg commented, “One thing I want to make clear from the Department’s perspective is, we trust the youth organizations but we know there is a lot going on and we really just want to protect the fields. I believe there will be a lot more usage of the fields in the future.”

11. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:29 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor