

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes of

THE 1734TH REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD IN CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON JUNE 4, 2019, AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.  
TJ HAIGHT  
TOMMY GINN  
BILL PATTERSON  
RON MARTIN  
RAE SINOR

MAYOR  
COUNCILMAN  
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 meeting to order at 7:30 p.m.
2. RECESS/RECONVENE – Mayor Mouton recessed the meeting at 7:30 p.m. and reconvened the meeting at 8:01 p.m.
3. INVOCATION – The invocation was given by Councilman Patterson.
4. PLEDGE OF ALLEGIANCE – Councilman Martin led the Pledge of Allegiance to the United States Flag and led the Texas Flag Pledge.
5. AWARDING BID FOR THE 2019 LANE STRIPING PROJECT – Motion was made by Councilwoman Sinor and seconded by Councilman Patterson to award the bid for the 2019 Lane Striping Project to Semper Striping LLC, lowest bidder, in the amount of \$147,487.37. Motion carried 6 to 0.
6. SET ASIDE AND RE-AWARD THE BID FOR A ONE-YEAR SUPPLY OF SODIUM HEXAMETAPHOSPHATE FOR THE WATER TREATMENT PLANT WITH THE OPTION TO RENEW FOR AN ADDITIONAL YEAR – Motion was made by Councilman Martin and seconded by Councilwoman Sinor to set aside and re-award the bid for a one-year supply of Sodium Hexametaphosphate for the Water Treatment Plant with the option to renew for an additional year to Chemical Connection, lowest bidder in the amount of 50,000 units @ \$.895/pound. Motion carried 6 to 0.

7. CONSENT CALENDAR – Motion was made by Councilman Ginn and seconded by Councilwoman Sinor to approve the consent calendar as follows:
  - a. Approval of minutes of workshop meeting on May 21, 2019.
  - b. Approval of minutes of regular meeting on May 21, 2019.
  - c. Approval of tax refund to McGrath Rentcorp in the amount of \$893.03 due to an overpayment.
  - d. Authorization to seek bids for the printing of the City of Deer Park Quarterly Messenger for a one-year term with the option to renew for an additional year in each of the successive two years.
  - e. Authorization to seek bids on the Police Firearms Training Facility repair project.Motion carried 6 to 0.
8. CONSIDERATION OF AND ACTION ON AN AGREEMENT WITH SHELL FOR THE DONATION OF SEVEN FRAMED WATERCOLOR PAINTINGS BY ARTIST MARTHA HAYES DEPICTING THE CITY AND SHELL'S HISTORY – Motion was made by Councilman Martin and seconded by Councilman Patterson to approve the agreement with Shell for the donation of seven framed watercolor paintings by artist Martha Hayes depicting the City and Shell's history. Motion carried 6 to 0.
9. CONSIDERATION OF AND ACTION ON AUTHORIZING THE PURCHASE OF ROOF REPAIRS FROM ATLAS UNIVERSAL ROOFING, INC THROUGH CHOICE FACILITY PARTNERS COOPERATIVE MEMBER # 18/060JN-01 FOR ROOF REPAIRS AT EARL DUNN GYMNASIUM– Motion was made by Councilman Ginn and seconded by Councilman Patterson to authorize the purchase of roof repairs from Atlas Universal Roofing, Inc. through Choice Facility Partners Cooperative Member # 18/060JN-01 for roof repairs at Earl Dunn Gymnasium. Motion carried 6 to 0.
10. CONSIDERATION OF AND ACTION ON AUTHORIZING THE PURCHASE OF HVAC REPAIRS AT THE MUNICIPAL COURTS & THEATRE BUILDING FROM JOHNSON CONTROLS THROUGH TIPS CONTRACT #18010101– Motion was made by Councilman Martin and seconded by Councilman Patterson to authorize the purchase of HVAC repairs at the Municipal Courts & Theatre Building from Johnson Controls through TIPS Contract #18010101. Motion carried 6 to 0.

11. CONSIDERATION OF AND ACTION ON THE APPROVAL OF A REQUEST FROM BALLARD EXPLORATION COMPANY, INC. FOR A GEOPHYSICAL PERMIT – Motion was made by Councilman Patterson and seconded by Councilman Martin to approve the request from Ballard Exploration Company, Inc. for a Geophysical Permit. Motion carried 6 to 0.
12. CONSIDERATION OF AND ACTION ON RENEWING THE CONTRACT WITH KHSS VENTURES, INC. (DBA SKILLET’S RESTAURANT) FOR THE SENIOR MEALS PROGRAM – Motion was made by Councilman Ginn and seconded by Councilman Patterson to approve renewing the contract with KHSS Ventures, Inc. (DBA Skillet’s Restaurant) for the Senior Meals Program. Motion carried 6 to 0.
13. CONSIDERATION OF AND ACTION ON AN ORDINANCE ANNEXING A 37.0002 ACRE TRACT WITHIN THE CITY’S EXTRA-TERRITORIAL JURISDICTION INTO THE CITY OF DEER PARK UPON WRITTEN REQUEST OF THE PROPERTY OWNER AND APPROVING A SERVICE PLAN FOR SUCH TERRITORY – After a proposed ordinance was read by caption, motion was made by Councilman Martin and seconded by Councilman Patterson to adopt Ordinance No. 4078, captioned as follows:

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF DEER PARK, TEXAS, TO ANNEX A 37.0002 ACRE TRACT WITHIN THE CITY’S EXTRA-TERRITORIAL JURISDICTION WITHIN SUCH BOUNDARIES, UPON WRITTEN REQUEST BY THE PROPERTY OWNER; APPROVING A SERVICE PLAN FOR SUCH TERRITORY; MAKING FINDINGS AND OTHER PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING SAVING, SEVERABILITY CLAUSES.

Motion carried 6 to 0.

14. CONSIDERATION OF AND ACTION ON A REFERRAL TO THE PLANNING AND ZONING COMMISSION TO AMEND THE ZONING ORDINANCE BY ALLOWING LAYDOWN YARDS IN M3 DISTRICT; ADD USE GROUPS 34 AND 35 TO PRINCIPAL USES IN M3 DISTRICT; INCLUDING OFFICE WAREHOUSE OR DISTRIBUTION CENTER AS A PERMITTED USE IN THE M3 DISTRICT REQUIRING A SPECIFIC USE PERMIT – Motion made by Councilman Patterson and seconded by Councilwoman Sinor on the referral to the Planning and Zoning Commission to amend the Zoning Ordinance to allow laydown yards in M3 district; add use groups 34 and 35 to principal uses in M3 district; including office warehouse or distribution center as a permitted use in the M3 district; requiring a specific use permit. Motion carried 6 to 0.
15. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO ESTABLISH A ZONE DESIGNATION FOR INTENSIVE INDUSTRIAL (M3) DISTRICT – Motion was made by Councilman Martin and seconded by Councilwoman Sinor to authorize and establish a zone designation for Intensive Industrial (M3) District and refer to the Planning and Zoning Commission to schedule a Public Hearing. Motion carried 6 to 0.

16. CONSIDERATION OF AND ACTION ON THE REQUEST OF MOLTO PROPERTIES FOR A SPECIFIC USE PERMIT TO CONSTRUCT A BULK WAREHOUSE AT 739 INDEPENDENCE PARKWAY – Motion was made by Councilman Ginn and seconded by Councilman Patterson to approve the request of Molto Properties for a Specific Use Permit to construct a bulk warehouse at 739 Independence Parkway.

Motion was amended by Councilman Ginn and seconded by Councilman Patterson to refer to the Planning and Zoning Commission to schedule a Public Hearing. Motion carried 6 to 0.

17. CONSIDERATION OF AND ACTION ON AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 CAPITAL IMPROVEMENTS FUND BUDGET FOR THE PURCHASE OF PHASE 2 AND PHASE 3 OF THE WHELEN OUTDOOR SIREN SYSTEM UPGRADE – After a proposed ordinance was read by caption, motion was made by Councilwoman Sinor and seconded by Councilman Martin to adopt Ordinance No. 4079, captioned as follows:

AN ORDINANCE AMENDING THE 2018-2019 BUDGET FOR THE CITY OF DEER PARK, TEXAS, AND APPROPRIATING THE SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Motion carried 6 to 0.

18. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPROVING AND ACCEPTING THE DEDICATION FROM SANWOOD INVESTMENTS, L.P. TO THE CITY OF DEER PARK OF A WATERLINE EASEMENT – After a proposed ordinance was read by caption, motion was made by Councilwoman Sinor and seconded by Councilman Martin to adopt Ordinance No. 4080, captioned as follows:

AN ORDINANCE APPROVING AND ACCEPTING THE DEDICATION FROM SANWOOD INVESTMENTS, L.P. TO THE CITY OF DEER PARK OF A WATERLINE EASEMENT.

Motion carried 6 to 0.

19. ADJOURN – Mayor Mouton adjourned the meeting at 8:12 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Jerry Mouton, Jr.  
Mayor