

CITY OF DEER PARK
710 EAST SAN AUGUSTINE STREET
DEER PARK, TEXAS 77536

79-29

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 JULY 16, 2019, BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.	MAYOR
SHERRY GARRISON	COUNCILWOMAN
TJ HAIGHT	COUNCILMAN
TOMMY GINN	COUNCILMAN
BILL PATTERSON	COUNCILMAN
RON MARTIN	COUNCILMAN

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– NAMING APPOINTEES TO THE BOARD OF DIRECTORS OF A TYPE B SALES TAX – Mayor Mouton recessed the workshop meeting at 6:30 p.m. for an Executive Session.
3. RECONVENED – Mayor Mouton reconvened the workshop meeting at 6:37 p.m.
4. INTRODUCTION OF THE NEW TOUCHSTONE BATTLEGROUND GOLF COURSE MANAGER, REAGAN DAVIS – Parks and Recreation Director Charliue Sandberg introduced Reagan Davis who brings over 28 years of experience as a PGA Golf Professional to the City of Deer Park and has managed public, private and resort style golf courses across the country. His career highlights include terms at Eagle Ridge Resort & Spa, Galena IL, Troon North Golf Club and Camelback Golf Club both in Scottsdale, AZ. He also spent 17 years at Les Vieux Chene Golf Course, Lafayette LA under the tutelage of some of the best golf professionals in the south. In 2016, Davis was named Touchstone Golf’s “GM of the Year,” and in 2017, the Illinois PGA Section named him “Merchandiser of the Year.”

Mr. Davis commented, “I will devote everything I have to represent Deer Park to the best of my ability and do a fine job for you.”

5. PRESENTATION OF THE GIRLS SOFTBALL RENOVATIONS PROJECT – Parks and Recreation Director Charlie Sandburg showed a video of the Girls Softball Renovations Project. The video depicted the newly renovated fields (four lighted and two practice), new concession stand, batting cages, additional parking and maintenance facility. The complex is now being utilized by the Deer Park Girls Softball Organization and soon will be available for public usage as well.
6. DISCUSSION OF ISSUES RELATING TO AN AMENDMENT TO THE CITY'S COMMERCIAL SOLID WASTE AGREEMENT WITH WASTE MANAGEMENT OF TEXAS, INC. – City Manager James Stokes gave an overview of the issues with the overflow of trash, much of which is being dumped illegally by non-residents at the local mobile home park. The owners of the local mobile home park inquired about having polycart service at their park, rather than traditional dumpsters. The City's solid waste agreement with Waste Management does not provide for polycart service, but is willing to add polycart service as an amendment to the contract. In the amendment, mobile home parks would have to have twenty (20) or more units to receive cart service once per week as follows:

Mobile Home Cart Collection:	\$19.80 per home
Additional Cart for Mobile Home:	\$5.00 per home per month
Replacement Cart:	\$75.00

Councilman Patterson asked, "What is a polycart?"

Mr. Stokes responded, "It is a 75-gallon cart with wheels."

Councilwoman Garrison asked, "Will there not be any more dumpster there?"

Mr. Stokes responded, "By their choice, there will be no more dumpsters."

7. DISCUSSION OF ISSUES RELATING TO BUILDING STANDARDS AFTER PASSAGE OF HOUSE BILL 2439 – City Manager James Stokes advised Council of the State Legislature approving House Bill 2439. It was signed into law by Governor Abbott on June 14, 2019, and it becomes effective September 1, 2019. This new law prohibits a local government from banning the use of a building material, product or method that is otherwise approved in a national model code. It further prohibits a municipality from adopting standards that are more stringent than the requirements of a national model code.

Chief Building Official Larry Brotherton gave an overview of what these changes mean in regards to the City. The City is under model code of the 2012 International Building Code. The City has an ordinance which requires commercial buildings to be constructed

with decorative building materials on any side facing a street or thoroughfare and also any residential accessory structures over 200 square-feet in size would require a wood frame construction and the roof of the accessory structure must match the roof of the of the residence in like material. Mr. Brotherton discussed an example of how Deer Park has an ordinance that does not allow aluminum wiring, but House Bill 2439 states that if you adopt the International Code Building Code and aluminum wiring is allowed, then the City of Deer Park would have to allow aluminum wiring as well.

Mayor Mouton asked, “Staff, why do we have to adopt a building standards code like this one?”

City Manager James Stokes responded, “You would have to have some kind of building code.”

Mayor Mouton asked, “Do we have to adopt one or could we come up with one of our own?”

Mr. Brotherton responded, “You could.”

Mayor Mouton commented, “Would that circumvent what the State is trying to run?”

Mr. Brotherton responded, “No sir. It states “any” Code. That doesn’t mean just a City Code or County Code. I think what we could do to help, in the Public Works Department, is tell the owner, who is paying for it, there are things we do have to allow, but also tell them our concerns.”

Councilman Patterson asked, “We cannot have a Code stricter than the International Building Code?”

Mr. Brotherton responded, “That is correct.”

City Attorney Jim Fox commented, “For commercial buildings, we have a decorative requirement.”

Councilwoman Garrison asked, “Does that requirement go out the window?”

Mr. Brotherton responded, “Yes.”

Mayor Mouton commented, “We need to look at some options.”

Councilwoman Garrison asked, “Can the Planning and Zoning Commission turn them down?”

Mr. Brotherton responded, “Only if it requires a variance. Not everything is going to require a variance.”

Mr. Fox commented, “A bunch of City Attorneys are getting together and discussing this issue and options. This takes effect September 1, 2019, so we have about six weeks to do something.”

Mayor Mouton commented, “I will be looking forward to your update.”

8. DISCUSSION OF ISSUES RELATING TO ENTERING INTO AN AGREEMENT WITH COBB FENDLEY FOR THE FINAL DESIGN SERVICES OF DRAINAGE IMPROVEMENTS FOR HERITAGE ADDITION, DEER PARK MANOR AND DELO-ELAINE SUBDIVISIONS – Carl Ahrenat of Cobb Fendley answered questions from Council.

Councilwoman Garrison asked, “Are they rerouting how the water flows?”

Mr. Ahrenat responded, “The way it is currently constructed, there is a set of inlets in the middle of Kitty Street. The storm sewer travels from those inlets North between the house up to Velma Street, to the next set of inlets and those inlets travel North to the Ship Channel. We are going to reroute that differently. The inlets on Velma Street will continue going North. The inlets are going to be severed from that connection going North, and will have a new connection going East on Kitty Street and directly out to the Ship Channel.”

Councilman Patterson asked, “Does this cover anything on Norwood Street?”

Mr. Ahrenat responded, “No, it does not.”

Councilman Patterson asked, “Are there any plans to do anything on Norwood Street?”

City Engineer Adam Ballasteros commented, “Yes, we have a separate task with Cobb Fendley; I believe there are 8 tasks with 12 projects. In task #8, there are four projects being P Street, Norwood Street, and a couple of others on the west side. It is in the study phase right now.”

Councilman Patterson asked, “Any idea when it will be forthcoming?”

Mr. Ahrenat responded, “We have begun the existing condition analysis on all those additional areas already and we are in the preliminary stages. Time wise, maybe in the next two months, we should have a good solid idea and we should be able to come back and present those options and alternatives at that time.”

9. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:03 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor