

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 20, 2019, BEGINNING AT 6:45 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES
SONIA ACOSTA
JIM FOX

CITY MANAGER
DEPUTY CITY SECRETARY
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 6:45 p.m.
2. DISCUSSION OF ISSUES RELATING TO THE QUARTERLY FINANCIAL REPORT FOR THE FISCAL YEAR 2018-2019 THIRD QUARTER ENDED JUNE 30, 2019 – Finance Director Donna Todd gave an overview of the fiscal year-to-date revenues of the Governmental Funds – the General, Debt Service, Golf Course Lease, Special Revenue, and Capital Improvement Bond Funds which are approximately \$46.9 million. The annual budget for these revenues, as amended, is \$53.7 million. Revenues primarily represent ad valorem (property) taxes. These tax collections for residential and commercial properties, including delinquent taxes and associated penalties and interest, are \$19.6 million through June 2019. The industrial in-lieu of taxes revenues of approximately \$12.0 million through June 2019 represents 100.4 percent of the amount budgeted for these revenues. The City's sales tax revenues of \$4.1 million through the third quarter are 2.8 percent higher than the prior year's third quarter. Total expenditures of the Governmental Funds are approximately \$40.8 million for the third quarter to date. (Exhibit A1-A5)

City Manager James Stokes commented, "I want to point this out, relatively speaking, it wasn't that long ago that all of the yield on our investments were not even six figures. Donna Todd took that on along with the hired firm to help us out to improve that a few years back. It is now over 1 million dollars and that is a great credit to her."

3. DISCUSSION OF ISSUES RELATING TO THE FISCAL YEAR 2019-2020 DEER PARK COMMUNITY DEVELOPMENT CORPORATION BUDGET – Parks and Recreation Director Charlie Sandberg gave an overview of the 2019-2020 budget for the Deer Park Community Development Corporation that included the total revenues of \$3,004,000 (tax revenue and investment revenue) and total expenditures of \$1,959,349 (services, supplies and operating transfers to the City). The operating transfers are primarily to pay for the debt service costs on the bonds funding the approved Type B capital projects, including estimated issuance and debt service costs for the final debt issuance of \$5,850,000 planned in 2020. These transfers also include pay-as-you-go funding for approved capital projects. (Exhibit B1-B3)
4. DISCUSSION OF ISSUES RELATING TO A RECOMMENDATION FROM THE SELECTION COMMITTEE ON THE REQUEST FOR QUALIFICATIONS (RFQ) FOR ARCHITECTURAL SERVICES FOR PROGRAMMING AND MASTER PLANNING OF THE JIMMY BURKE ACTIVITY CENTER – Parks and Recreation Director Charlie Sandberg gave an overview of the received Statements of Qualifications (SOQs) from architectural firms pursuant to a Request for Qualifications (RFQ) for Architectural Services for programming and master planning of the Jimmy Burke Activity Center. The two firms that responded were Brown Reynolds Watford Architects (BRW) and Pierce Goodwin Alexander & Linville, Inc. (PGAL). Both firms agreed to the interviews with a Committee of City Staff. After interviews with each firm, the Selection Committee scored each submittal in accordance with the evaluation criteria specified in the RFQ. Staff proposes to proceed to the selection process by attempting to negotiate a contract at a fair and reasonable price with the higher ranked firm, Brown Reynolds Watford Architects (BRW). Once negotiated, a proposal will be brought back to Council for consideration and approval.
5. DISCUSSION OF ISSUES RELATING TO THE PARKS AND RECREATION COMMISSION BOARD'S RECOMMENDATION IN REGARDS TO FUNDRAISING OPTIONS FOR THE PONY BASEBALL LEAGUE PARKING PRIVILEGE AND GATE FEES FOR DEER PARK INDEPENDENT SCHOOL DISTRICT JV GIRL'S SOFTBALL TOURNAMENT AS A FUNDRAISER – Parks and Recreation Director Charlie Sandberg gave an overview of the discussion to allow fundraisers for the JV Girl's Softball tournaments. The recommendations are to allow Deer Park ISD to charge a gate fee for their JV softball tournament for one year only. This fundraiser will be utilized to pay for the cost of umpires and trophies.

Councilwoman Garrison commented, "Several months ago, I sent Mr. Stokes an email asking for the Parks and Recreation minutes. I understand they make recommendations are made to Council and that Council has the final say. However, we appoint those people and I would like to know what they are thinking. For the last two months, we had very good and informative minutes that kind of tells you what they are thinking. I am asking that to continue and I hope it will continue. The Parks and Recreation Commission cover a vast and important part of the City. I just need a written discussion of what was talked about and how the vote went and why they felt the way they did."

Mr. Sandberg discussed the Pony Baseball League's parking privilege fundraiser and the raffling of parking spaces that would allow closer parking to the fields, to the highest bidder. The recommendations from the Parks and Recreation Commission is to deny this fundraiser of selling the parking spaces due to the limited parking at the facilities.

Councilman Patterson commented, "I personally think it is a good idea to sell the parking spaces."

Councilwoman Garrison asked, "Where would this money go if we were to do this?"

City Manager James Stokes responded, "It goes back to the League."

Councilwoman Garrison asked, "None of the money would go back to the City as far as maintaining of the parking lot?"

Mr. Stokes responded, "No. I communicated to Jacob Guerra back in March, is that the City would never tow someone. We are not going to get into the enforcement of that particular spot if this was allowed, that would be for the League to handle. However, the League would be the only beneficiary financially."

Councilman Patterson commented, "Someone told me that other places where this is done, they actually do enforce it and have their cars towed away if they are not supposed to park there. My understanding is that is it just for a few, like 4 parking spaces at two parks, Spencerview Park and Minchen Park"

Mr. Sandberg responded, "That is correct."

Councilman Patterson commented, "I see no reason why we would not allow the League to do that."

Councilwoman Garrison asked, "Are we only talking about 4 parking spaces?"

Councilman Patterson commented, "That would help raise money for the league and mitigate the expense to parents."

Mr. Stokes commented, "Council, I do not think the City should get into enforcing towing. That leads into a different issue than just having a parking spot."

Councilwoman Garrison asked, "How is the spot going to be marked?"

Mr. Stokes responded, "With a sign that the League would pay for and assigned to a specific person."

Jacob Guerra spoke on behalf of the Pony Baseball League and advised Council of the idea of raising money for the participants of the League by raffling parking spots and applying the fundraising money towards tournament costs. Mr. Guerra also discussed paying \$20,500 for the three zone tournaments that were brought to Deer Park and gave detail of what the tournament costs entails.

Councilman Patterson asked, “You said you used to host tournaments where money was collected. Do you no longer have that ability to host those tournaments?”

Mr. Guerra responded, “No sir, that was last year. Now the contract negotiations have taken away.

Mayor Mouton commented, “Explain third party tournaments.”

Mr. Guerra responded, “For baseball, that would be like the National Baseball Association, that has no affiliation with Deer Park Pony Baseball, contacting us and coming in to rent the facility through us instead of the City. We would host the tournament make sure everything is up and running. We would then use that rental fee as the fundraiser. Now, they have to rent through the City and the City does everything we would do during those tournaments.”

Councilman Patterson asked, “When you brought those tournaments in, who prepared the fields to make sure they were ready? Was it the City or the League?”

Mr. Guerra responded, “The League.”

Councilwoman Garrison asked, “The City didn’t do anything? I find that hard to believe.”

Mr. Guerra responded, “They assisted with trash, but maintaining the fields and getting them ready, that was the League.”

Councilman Patterson asked, “What about the restrooms?”

Mr. Guerra responded, “They did assist with the restrooms as well.”

Councilman Patterson asked, “If there was no City involvement at all with these third party tournaments, who would you call if there was a problem?”

Mr. Guerra responded, “We would call the City.”

Councilwoman Garrison commented, “So the City is very involved. These are our fields.”

The discussion continued detailing the usage of signs designating the parking spots and the different scenarios of other people parking in the spots that did not pay for the designated parking spot.

Mayor Mouton asked, “Mr. Sandberg, just to clarify, you would not be in favor of, but would be supportive of trying to put some parameters and guidelines to work through the process?”

Mr. Sandberg responded, “Yes. Also, I will need to know, with the decision tonight, if it is approved for baseball, will it be approved for Soccer and for Softball as well?”

Mr. Stokes commented, “Technically, this is a vote for baseball, but realistically, we cannot tell one group “yes” and one group “no”. We will bring it back to Council.”

After a lengthy discussion of the recommendations from the Parks and Recreation Commission, it was an agreement of the Council to postpone the item on the regular agenda to a future meeting.

ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:28 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor