

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 FEBRUARY 4, 2020 BEGINNING AT 6:45 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAMES 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 6:45 p.m.
2. COMMENTS FROM AUDIENCE – No comments received.
3. DISCUSSION OF ISSUES RELATING TO PHASE I OF THE WAYFINDING PROGRAM – Parks and Recreation Director Charlie Sandberg gave an overview of the history pertaining to the Phase I of the Wayfinding Program which includes repairs to signs due to vandalism, signs falling apart due to not being built to specifications, piers not built to handle wind load and utility easement and location conflicts. The status of Phase I is that all repairs have been made, specifications have been completed to meet code guidelines and utility conflicts have been corrected. Mr. Sandberg gave a recap of the 15 wayfinding signs and 4 monument signs that came to a total cost of \$166,250 and also proposed Phase II of the Way Finding Program that includes 25 additional signs and 2 large monument signs with a proposed cost of \$200,000. (Exhibit A1-A6)

Councilmembers had questions about particular signs that looked like the metal was showing. Mr. Patrick Fuller of National Sign Plaza, Inc. responded to those concerns by explaining that there could be some slippage of the sleeve that covers the metal, but an

inspection would be assessed to check on those signs and advised Council that it was just an aesthetic issue and not a structural one.

Assistant City Manager Gary Jackson commented, “Originally, there were visions of future phases beyond Phase II, but it has been determined we will not be recommending additional phases after Phase II.”

4. DISCUSSION OF ISSUES RELATING TO A POSSIBLE TYPE B ELECTION ON MAY 2, 2020 – Assistant City Manager Gary Jackson gave an overview of the 7 projects that were funded by Type B funds through a combination of Certificates of Obligation and on a pay as you go basis that included the construction, renovation and acquisition of equipment capped at \$20,000,000 exclusively for the costs of financing those particular projects. Mr. Jackson advised Council of the two-phase approach concept, Phase 1 (Community Center) will house activity/program/meeting rooms and staff offices and will be constructed next door to City Hall on the site of the former City Hall. The second building, Phase 2 (Recreation Center) would house the gymnasium, indoor walking track and indoor pool to be built on the site of the current Community Center and Gymnasium after demolition of the current Community Center and Gymnasium. The estimated total project cost for the design and construction of the Community Center, Recreation Center and the new outdoor swimming pool bathhouse is estimated at \$40,200,000 with an anticipated timeline for construction of the new Community Center and Recreation Center at 44 months. The Community Center would be approximately 12,000 square feet with public spaces, program spaces, administrative offices, a service area, Recreation Division staff offices and a dance room. The Recreation Center would be approximately 48,000 square feet with Athletic staff offices, two full-size gyms, an indoor track, a fitness room and an indoor pool. The new outdoor swimming pool bathhouse is approximately 3,000 square feet. Mr. Jackson advised Council that the project is proposed to be funded by the one-half of one percent Type B economic development sales and use tax and the Certificates of Obligation (COs) would be sold to finance the project over 25 years. The exact sale of the bond is undetermined currently, but the upfront funding is estimated to be 3.5 million dollars to ensure a design concept created by the architect. The Bond Counsel recommended the ballot language be changed to include the word “complex” since the Recreation Center and Community Center are not touching. Approximately 4.5 million of existing Type B fund balance is available for additional parking at the new Soccer Complex, Girls Softball fields at the Youth Sports Complex and Spencerview Complex (Durant Fields). Since this amount is above the cap established for projects in Resolution 2015-06, the passage of the new Type B election is needed to spend these funds for this purpose.

Mayor Mouton commented, “Any aspect of these numbers that anyone may be focusing on, let’s not lose sight that 70%, according to state records, of the sales tax, comes from outside of the City of Deer Park.”

City Manager James Stokes advised Council that if a Special Election is called, public information will be generated and distributed to provide factual information regarding the proposed Type B sales and use tax expanded purpose authorization. This will be for informational purposes only; no City resources will be used to advocate for or against a ballot measure.

5. DISCUSSION OF ISSUES RELATING TO AN AGREEMENT WITH HARRIS COUNTY FOR THE HURRICANE HARVEY CDBG-DR BAYOU BEND REGIONAL DETENTION FACILITY AND DRAINAGE IMPROVEMENTS PROJECT – Assistant City Manager Gary Jackson advised Council that submission of a grant application was approved in 2018. The proposed agreement is with Harris County which distributes the funds to different cities to which the City of Deer Park is a sub-grantee. This grant will provide 2.9 million dollars for assisting with Hurricane Harvey related drainage issues that will have to be spent on low to moderate income areas. The focus will be on Bayou Bend Park with Harris County contracting the engineering services for the design estimated at \$348,000 with an approximate 2.5 million dollars to be utilized for the completion of the project.
6. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:24 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Jerry Mouton, Jr.
Mayor