

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  
MAY 19, 2020 BEGINNING AT 6:15 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 6:15 p.m.
2. COMMENTS FROM AUDIENCE – No comments received.
3. DISCUSSION OF ISSUES RELATING TO THE POTENTIAL ACQUISITION OF REAL PROPERTY – City Manager James Stokes advised Council that Staff has been worked with BRW Architects on conceptual plans for a potential new facility to replace the Jimmy Burke Activity Center (JBAC) that includes evaluating all property in the footprint of the JBAC and the adjoining Ella & Friends Dog Park. The dog park lies on a 1.13645 acre tract of land owned by the Port of Houston Authority (POHA), but have no plans to utilize the property. Their Commission recently voted to sell it to the City for its appraised value of \$205,000.00. In researching this parcel, City Staff has found that Ordinance 2103, dated September 18, 1990, included Council's approval and vote to purchase the property if Council chooses to do so. (Exhibit A1-A3)

The consensus of the Council was to authorize the purchase of the property.

4. DISCUSSION OF ISSUES RELATING TO THE U-SHAPED DRIVEWAY AT FIRE STATION #2 AND THE FIREMEN'S REC HALL – Emergency Director Robert Hemminger advised Council of the FY 2019-2020 budget that allocates \$120,000 for

improvements of the driveway and parking area which services the Firemen's Recreation Hall behind Fire Station #2 on Pasadena Boulevard. Staff recently worked with Buy Board contractor SKE and came up with several options for this project. The first option improves the entire driveway and 17 parking spaces and costs \$223,451. The second option divides the work into two (2) phases, completing only Phase 1 this fiscal year. Phase 1 improvements cost \$135,000 and includes the east-west driveway surface closest to the Rec Hall as well as the proposed parking spaces. Phase 2 improves the north-south legs of the driveway and a small portion adjacent to the building itself. The budget calls for \$120,000 for this project. The Fire Department is delaying a separate project which was budgeted in the amount of \$165,000, which could be combined with the \$120,000 to perform either option for the driveway repairs. (Exhibit B1-B2)

The consensus of the Council was to move forward with the entire project.

5. DISCUSSION OF ISSUES RELATING TO AN ORDINANCE AMENDING SECTION 66-180 SCHEDULE I, OF THE CODE OF ORDINANCES CONCERNING "NO PARKING" ON W. 5<sup>TH</sup> STREET – City Manager James Stokes discussed area residents' concerns of the parking problem on W. 5<sup>th</sup> Street. Recommendations from the Police Department have been to amend Section 66-180 Schedule I, and include a "No Parking Zone" in the 100 block of W. 5th Street between the hours of 8 p.m. and 12 a.m. on Friday, Saturday, and Sunday. This would encompass the south side of the street in order to alleviate congestion and traffic problems on West 5<sup>th</sup> Street during the evening hours of operation of the business of the neighboring banquet hall.
6. DISCUSSION OF ISSUES RELATING TO THE PURCHASE OF ELECTRONIC MARQUEE SIGNS FROM DAKTRONICS TO BE PURCHASED UNDER BUY BOARD CONTRACT #592-19 FOR THE EMS BUILDING AND FIRE STATION 3 – Information Technology Director James Lewis advised Council of the prior Workshop meeting that pertained to the purchase of electronic marquee signs from Daktronics for the EMS Building and Fire Station 3. Daktronics has worked with National Signs and its suppliers to submit a revised lower quote for consideration offered to the City as a one-time price of \$89,665.00 instead of the original quote of \$93,150.00, that includes the recommended 4' LED screen.

Councilwoman Garrison expressed her thoughts with using the marquee sign to solicit volunteers to join the Deer Park Volunteer Fire Department to which her opinion would not increase the number of volunteers.

Councilwoman Sinor thanked Mr. Lewis for providing the answers question if there was a concern with how quick the technology changes in the sign, to which Mr. Lewis advised the technology and resolution in the sign is adequate for the location of the sign.

7. DISCUSSION OF ISSUES RELATING TO AN EXTENSION FOR THE SPORTS ORGANIZATION UTILIZATION AGREEMENTS – Parks and Recreation Director Charlie Sandberg mentioned the directives and orders issued by federal, state, and county officials interrupted the City's operations during the Covid-19 pandemic and delayed moving forward on revising the agreements. The four main key items discussed were public

usage, field maintenance, down time and tournaments. Due to the high demand from the leagues, a suggestion was made to advertise and inform the Community of what locations are available and free for public usage. This will include working with the school district as well to give information on what fields are available. Mr. Sandberg discussed the field maintenance resources that currently are limited. The leagues have suggested small steps in resolving the field maintenance issues including having the Parks and Recreation Department take over the maintenance for the next coming years, but allowing the leagues to work on the fields if they choose to do so, with permission from the Parks and Recreation Staff. The last two items discussed were the down time and the tournaments. Research has been done on the down time of the fields, and the Staff has given into allowing the soccer league a couple of weeks to go to November 15<sup>th</sup>, with the down time being mid November through January. With the Softball and Baseball Leagues, Staff will allow them to start January 15<sup>th</sup>, due to requests for try outs and camps for those two sports. This is the best option for the department to allocate the resources and Staff for that particular time period.

Parks and Recreation Commissioner Jaime Cox commented, "The down time, we feel goes hand in hand with what we are trying to do with public usage. During the time of Thanksgiving break or Christmas break, when maintenance is being done on the fields, we want to be able to give the public other green space and park space options that are available in the City to use. Also, we came to the conclusion that there is no "one size fits all". That is what we were initially falling into and this is something we came up with to help through trial and error. For this first year of these agreements, we agreed to give soccer different dates because their season is a lot different from softball and baseball. We wanted to give them a little more time on the front or even on the back end of when the maintenance is less busy but also remind the leagues and put into the agreement that if this option does not work, that we have the opportunity to revisit this issue next year and see if we can find another solution being that it may not fit every year and or every sport."

Councilman Martin commented, "I think it will take some time because it is not a "one size fits all" and they are learning and trying to figure out when it is appropriate to do the maintenance."

Mr. Sandberg continued the discussion about the assessment of tournaments for each individual league per year. There has been much discussion on the tournaments to allow the leagues the ability to continue to generate revenue for the individual organization and to keep cost down for their athletes. The number of tournaments suggested per league is six (6). These are tournaments that are free to the Leagues without fee charges for lights, field usage, equipment or any other element pertaining to the fields. Currently, there is a process in place where the League has to submit an application to host a tournament, which gives Staff the opportunity to deny the application if the fields are in need of maintenance or down time. Stronger language will be within the agreements to ensure fairness to all of the Leagues and that the Leagues are going to be required to enforce social distancing or related matters that may be ordered by Federal, State or County order. Staff is requesting for an extension through June 30, 2020 for the 2019 Sports Organization Utilization Agreements to allow time for all parties to review and provide feedback with the intent of having a final agreement approved and in place by July 1, 2020.

Councilman Patterson commented, "I want to make sure when there are weekend tournaments that the restrooms are clean, the trash cans are empty and the parks look

presentable whether it's the Leagues or the City maintaining it. It will have a big impact on how we present our Community."

Mr. Sandberg responded, "There will be a very good check and balance in place. Now if the leagues want to host a tournament, they have to submit an application to us. If we feel, there is a need for down time to work on the fields, clean the restroom and repair broken items then the tournaments will be denied. I need to do a better job with staying on top of the Leagues in making sure they are following their obligations with maintaining the fields."

8. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:15 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Jerry Mouton, Jr.  
Mayor