

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 2, 2016, BEGINNING AT 6:00 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON  
SHERRY GARRISON  
THANE HARRISON  
TOMMY GINN  
BILL PATTERSON  
RAE A. SINOR

MAYOR  
COUNCILWOMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILWOMAN

## OTHER CITY OFFICIALS PRESENT:

JAY STOKES  
GARY JACKSON  
SHANNON BENNETT  
JIM FOX

CITY MANAGER  
ASSISTANT CITY MANAGER  
ACTING CITY SECRETARY  
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 6:00 p.m.
2. DISCUSSION OF ISSUES RELATING TO ESTABLISHING A PILOT PROGRAM FOR AN EMPLOYEE HEALTH CLINIC – Jay Stokes, City Manager commented, “We are very excited to present this to you. We were approached a few months ago to participate in a Pilot Program to have an Employee Health Clinic. It’s not a cost to the City other than we don’t have space. The Economic Alliance has one office available for rent for \$350 per month. That will be the best alternative.”

Susan Smith, Executive Director of IEBP gave an overview of the Employee Health Clinic. “The pilot program is for a new model of employee health clinic offered by a company called Medicine at Work. Under this model, covered individuals (City employees, retirees, dependents) will receive medical services, including prevention, wellness and chronic care management services from an on-site EMT provider with the assistance of a virtual physician. This value added benefit will provide ease at no out of pocket expense for the benefit eligible employees, retirees and/or dependents. The physician may prescribe medications, make referrals to a network specialist, or continue to monitor the care of the patient at the clinic. When necessary, the on-site medic may give immunizations, take vital signs and assist with on-site laboratory services. Under this year long pilot program, there will be no additional out of pocket cost to covered

individuals when utilizing the clinic. Additionally, expenses associated with Medicine at Work will be funded by IEBP through the City of Deer Park's premiums/contributions paid to IEBP for healthcare benefits. Besides ease of access to benefit eligible employees, retirees and dependents, the on-site clinic services will interface electronically with IEBP's professional health coaches and medical file to improve the coordination of care and minimize gaps in care that could create medical complications."

Councilwoman Garrison asked, "How does this affect patients with chronic diseases? Can they stay with their primary physicians?"

Ms. Smith answered, "They may choose not to come to the clinic. We are not going to punish anybody for not using the clinic. We are bringing a value added to minimize expense. If they have a local physician and they been treating their illness forever, they might not want to change physicians or access points. If their doctors are out of the office and they go to the clinic, the clinic will be able to release their medical record to the employee and they can take their medical record to their attending physician who is there primary doctor. We are not trying to disrupt care. We want to bring value added services to prevent denying care to yourself because you don't want to pay anything out of pocket. That is our mission, to get rid of denying someone care because they don't want to pay an out of pocket cost."

Mr. Stokes commented, "We are excited about Medicine at Work's EMT will practically be another employee of the City. They will go around and do lunch and learns with our Staff to educate them about chronic care on diabetes, weight management and others. They're going to really be involved and be seen amongst our employees."

3. DISCUSSION OF ISSUES RELATING TO THE ASSESSMENT OF FEES FOR VARIOUS INSPECTIONS CONDUCTED BY THE DEER PARK FIRE MARSHAL'S OFFICE - Fire Marshall Buddy Rice gave an overview of the 2016-2017 proposed fee schedule for the Fire Marshal's Office. "It is becoming more common for local governments to collect fees associated with the conduction of inspections by the Fire Marshal's Office. The fees represent an attempt to offset the time and resources consumed by these inspections and the workload demand on the office, as opposed to the conduction of other community-oriented programs such as public fire education and prevention programs. A collection of potential inspection-types and associated fees is provided for discussion and to demonstrate the potential revenue." (Exhibit A1-A3)
4. DISCUSSION OF ISSUES RELATING TO THREE (3) DEER PARK COMMUNITY DEVELOPMENT CORPORATION (DPCDC) PROJECTS - Christina Moon of Halff Associates gave an overview of each concept of the three projects and highlighted the timeline, citizens input, shade structure and cost estimate. "On Dow Park, we are proposing two pavilions with seating space, a concession stand with storage, restroom, a dance floor and space for the bands to setup. The cost estimate is within the 1.5 million budget."

Councilwoman Garrison asked, "Does the proposed concept move any of the existing playground equipment?"

Ms. Moon replied, "No."

Ms. Moon continued highlighting changes to the Maxwell Center. "The structure was in good shape. The roof could use some clean up and bring the restrooms up to code."

Councilwoman Garrison questioned the number of handicap parking spaces and suggested taking out the green space to maximize the parking.

Mr. Swigert commented, "We can expand the parking into the park, but parking is not cheap. We already had to utilize a lot of the existing building and renovate with the existing walls to keep the cost down. The more we spend on the parking lot, the less you have to spend on the facility. On the Girls' Softball, we have the Task Order to get approved."

5. DISCUSSION OF ISSUES RELATING TO THE DESIGN OF THE NEW CITY HALL  
- George Watanabe of Cre8 Architects advised Council of the latest developed design of the New City Hall with a few minor changes. "The plan is the same as we presented last time. The Council Chambers is circular and there is an approximately twelve inch rise so you are elevated. Originally, we had tiered seating, but we were reminded the Council Chambers was going to be a multi-use room and by tiering the seating, it would limit the use of the room. Since we raised the area, we have to provide handicap accessibility, so there's a ramp installed. The executive board room is also at the raised level. There is chair storage to remove the chairs and store on carts. We added a space for the AV equipment. The main entrance will be on the west side of the building. There is a large conference room on the public side of the entrance so people don't have to come on the secured side of the building. The total project cost is \$ 6,847,728." (Exhibit B1-B9)
6. RECESS/RECONVENED – Mayor Mouton recessed the workshop meeting at 7:30 p.m. to open the regular meeting and reconvened at 7:31 p.m.

Councilwoman Garrison commented, I think the design is wonderful. My concern is acoustics in the Council Chambers. I have been to the school districts and could not hear."

Mr. Watanabe commented, "I went back to the school districts and they weren't aware of any issues. I think possibly the audio wasn't set correctly."

7. DISCUSSION OF ISSUES RELATING TO THE CITY'S NOISE ORDINANCE – Brent and Stacey Roy of Deer Park addressed Council regarding noise nuisance issues they face caused by loud vehicle exhaust from vehicles traveling along East Boulevard and X Street. Mr. Roy inquired as to what extent the City's noise ordinance addresses vehicular noise, or could the noise ordinance be strengthened to do so.

Jim Fox, City Attorney commented, "The noise ordinance has traditionally been enforced by the items that were listed, parties next door, not passing cars. There is an enforcement issue on how you determine which car is which because you have to have a complainant. The complainant has to hear the noise and the car has to be identified and pulled over. Some enforcement and proof issues in court have to be proven without a reasonable doubt. I'm concerned about proof issues and manpowered enforcement issues on how you're going to coordinate this. If you're in a fixed location and hear a car go by, how do you

identity the car and stop the car and issue a ticket? That's going to take multiple officers. I'm not saying it can't be done. I think it is difficult. It's a very specific problem that they

are dealing with. To use the noise ordinance we have, I am not saying it's not applicable. It's difficult to do in my opinion on cars in a single residence or passing a library or a business."

Chief Greg Grigg advised Council that surveys of the noise levels were performed and other cities were contacted in which, they were using high dollar decimal meters. None of them were using them on vehicles. Sergeant Cooper borrowed a meter from the City of La Porte and surveyed eight different locations including the intersection in question. All of them registered around 63.8. Sergeant Cooper was checking normal traffic flow for ten minutes at each location.

Mayor Mouton commented, "I have no intentions as Mayor to push this beyond the recommendations of our Police Department and our City Attorney in regards to what we currently have on a personal level. I would not advocate that we do that. We all have to sit here and take in the data and the complaints. We have to ask for recommendations for what we can and cannot do in a court of law. In any equation that we are asked, we have to take that into consideration. Based on what I have heard tonight and the last couple of months, I would not strengthen the ordinance any more than what it is. I would say to the best of the officer's ability, they should do their job."

Consensus of the Council is to keep the ordinance as is and have the officers use their common sense.

8. RECESS/RECONVENE – Mayor Mouton recessed the workshop meeting the workshop meeting at 8:31 p.m. to return to the regular meeting and reconvened the workshop meeting at 8:37 p.m.
9. EXECUTIVE SESSION --(551-087) -- POTENTIAL ECONOMIC DEVELOPMENT INCENTIVES TO A BUSINESS PROSPECT – Mayor Mouton recessed the meeting at 8:37 p.m. for an Executive Session.
10. RECONVENE – Mayor Mouton reconvened the workshop meeting at 9:02 p.m.
11. ADJOURN – Mayor Mouton adjourned the workshop meeting at 9:02 p.m.

  
Shannon Bennett, TRMC  
Acting City Secretary


  
Jerry Mouton  
Mayor

Exhibit A1

Permit Type	Estimated number of Types of Businesses	Proposed Deer Park	Estimated Revenue Deer Park	Pasadena	Estimated Revenue @ Pasadena Rates	Harris County	Estimated Revenue @ Harris Co Rates	Bexar County	Estimated Revenue @ Bexar Co Rates
<b>Assembly Occupancy Use, Banquet Halls, Restaurants</b>									
1-99 Person occupant load	48	\$50.00	\$2,400.00	\$75.00	\$3,600.00		\$12,480.00		
99-299 occupant load	5	\$100.00	\$500.00	\$150.00	\$750.00	\$260.00	\$1,300.00	\$75.00	\$3,975.00
300 or more occupant load		\$150.00	\$0.00	\$200.00	\$0.00				
<b>TOTALS</b>			\$2,900.00		\$4,350.00		\$13,780.00	\$75.00	\$3,975.00
<b>Licensed Facilities providing less than 24 hour care (daycare, afterschool programs)</b>									
Licensed for 1 - 25 Children	6	\$50.00	\$300.00	\$75.00	\$450.00				
Licensed for 26 - 49 Children	1	\$75.00	\$75.00	\$100.00	\$100.00				
Licensed for 50-99 Children	3	\$100.00	\$300.00	\$125.00	\$375.00	\$150.00	\$2,550.00	\$75.00	\$1,275.00
Licensed for 100 - 149 Children	1	\$125.00	\$125.00	\$150.00	\$150.00				
Licensed for 150 or more Children	6	\$150.00	\$900.00	\$175.00	\$1,050.00				
<b>TOTALS</b>			\$1,700.00		\$2,125.00		\$2,550.00		\$1,275.00
<b>Family/Group Daycare Home</b>									
Licensed for 1 - 12 persons	3	\$75.00	\$225.00	\$75.00	\$225.00	\$150.00	\$450.00	\$75.00	\$225.00
<b>TOTALS</b>			\$225.00		\$225.00		\$450.00		\$225.00
<b>Licensed facility providing 24 hr. care (foster home, foster group home)</b>									
Licensed for 1 - 6 Children	10	\$25.00	\$250.00	\$35.00	\$350.00	\$150.00	\$1,500.00		\$750.00
Licensed for 7 - 12 Children	0	\$75.00	\$0.00	\$100.00	\$0.00		\$0.00	\$75.00	\$0.00
<b>TOTALS</b>			\$250.00		\$350.00		\$1,500.00		\$750.00
<b>Licensed Facilities providing 24 hr. care (Nursing Homes)</b>									
Licensed for 1 - 99 persons		\$100.00		\$200.00					
Licensed for 100- 199	1	\$150.00	\$150.00	\$250.00	\$250.00	\$325.00	\$325.00	\$75.00	\$75.00
Licensed for 200 - 499		\$200.00		\$300.00					
Licensed for 500 or more		\$350.00		\$400.00					
<b>TOTALS</b>			\$150.00		\$250.00		\$325.00		\$75.00
<b>Other 24 hr. care facilities (residential treatment centers, personal care facilities and similar facilities)</b>									
Licensed for 1 - 3 Occupants		\$50.00		\$75.00					
Licensed for 4 - 16 Occupants		\$75.00		\$100.00					
Licensed for 17 - 27 Occupants	1	\$100.00	\$100.00	\$150.00	\$150.00				
Licensed for 26 or more Occupants	1	\$150.00	\$150.00	\$200.00	\$200.00				
<b>TOTALS</b>			\$250.00		\$350.00		\$0.00		\$0.00

Permit Type	Estimated number of Types of Businesses	Proposed Deer Park	Estimated Revenue Deer Park	Pasadena	Estimated Revenue @ Pasadena Rates	Harris County	Estimated Revenue @ Harris Co Rates	Bexar County	Estimated Revenue @ Bexar Co Rates
<b>Multi Family Residences ( Apartments, Hotels, Motels, and other multi-family dwellings</b>									
3 - 20 Units	11	\$50.00	\$550.00	\$65.00	\$715.00				
21 or 100	2	\$150.00	\$300.00	\$250.00	\$500.00				
100 or more	10	\$250.00	\$2,500.00						
<b>TOTALS</b>			\$3,350.00		\$1,215.00		\$0.00		\$0.00
<b>High Hazard Operations</b>									
Hazardous Materials Storage	10	\$250.00	\$2,500.00	\$250.00	\$2,500.00				
Automotive Repair Garage	16	\$50.00	\$800.00	\$65.00	\$1,040.00				
Lumber Yard	1	\$100.00	\$100.00	\$130.00	\$130.00				
Tire Storage	2	\$50.00	\$100.00	\$65.00	\$130.00				
High Pile Storage	15	\$200.00	\$3,000.00	\$200.00	\$3,000.00				
Fuel Dispensing	10	\$200.00	\$2,000.00	\$200.00	\$2,000.00				
<b>TOTALS</b>			\$8,500.00		\$8,800.00		\$0.00		\$0.00
<b>Temporary Assembly Occupancies</b>									
Canopies	5	\$25.00	\$125.00						
Tents	15	\$35.00	\$525.00	\$35.00	\$525.00				
<b>TOTALS</b>			\$650.00		\$525.00		\$0.00		\$0.00
<b>Miscellaneous Permits</b>									
Emergency Generators	25	\$20.00	\$500.00	\$65.00	\$1,625.00				
Access Gates	100	\$20.00	\$2,000.00	\$65.00	\$6,500.00				
After-Hours Inspections		\$50.00/hr (4hr. min.)		Minimum \$250.00					
Re-inspect fee (after 2nd visit)		\$50.00		\$25.00					
<b>TOTALS</b>			\$2,500.00		\$8,125.00		\$0.00		\$0.00
<b>Plan Review</b>									
Fire Alarm Plan Review and Inspection	52	\$100.00	\$5,200.00	\$100.00	\$5,200.00			\$300.00	\$15,600.00
Suppression System plan review and inspection	30	\$100.00	\$3,000.00	\$100.00	\$3,000.00			\$150.00	\$4,500.00
Sprinkler System plan review and inspection	40	\$100.00	\$4,000.00	\$100.00	\$4,000.00			\$300.00	\$12,000.00
Underground Fire Sprinkler Inspection								\$350.00	
Occupancy Load Evaluation		\$50.00		\$50.00					
Other Plan Review and Inspection		\$100.00							
System Re-Test Fee (per hour)			\$12,200.00		\$12,200.00		\$0.00	\$150.00	\$32,100.00

Exhibit A3

Permit Type	Estimated number of Types of Businesses	Proposed Deer Park	Estimated Revenue Deer Park	Pasadena	Estimated Revenue @ Pasadena Rates	Harris County	Estimated Revenue @ Harris Co Rates	Bexar County	Estimated Revenue @ Bexar Co Rates
<b>Operational Permits</b>									
Automotive wrecking yard		\$65.00		\$65.00					
Industrial ovens		\$100.00		\$100.00					
Service Station	15	\$200.00	\$3,000.00	\$200.00	\$3,000.00				
Commercial Carnivals	6	\$65.00	\$390.00	\$65.00	\$390.00				
Explosives use and storage		\$200.00		\$200.00					
Fire Works Display/Storage		\$300.00		\$300.00					
Pyrotechnics use/storage		\$150.00		\$150.00					
Product Line plan review & inspection		\$125.00		\$125.00					
Storage Tank inspection		\$125.00		\$125.00					
Reinspection Fee	75	\$50.00	\$3,750.00						
<b>TOTALS</b>			\$7,140.00		\$3,390.00		\$0.00		\$0.00
<b>Fire Alarm Systems</b>									
Permit	250	\$25.00	\$6,250.00	\$20.00	\$5,000.00		\$0.00		\$0.00
<b>Estimated Revenue</b>			\$39,815.00		\$41,905.00		\$18,605.00		\$38,400.00

# NEW CITY HALL

for the City of Deer Park, Texas

Design Development Presentation



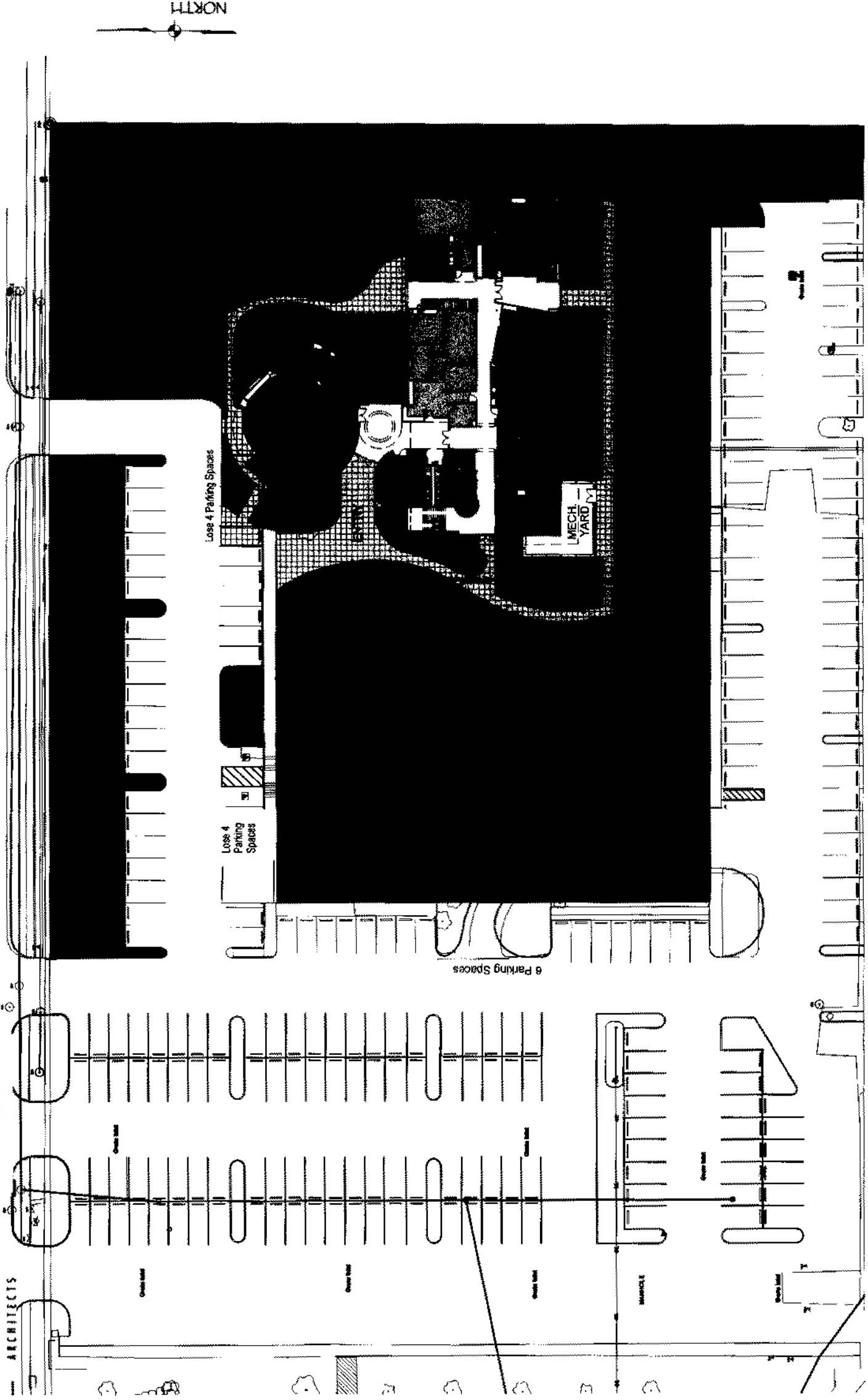


San Augustine

**NEW DEER PARK CITY HALL**

**cre**  
ARCHITECTS

**SITE PLAN**  
22 March 2016



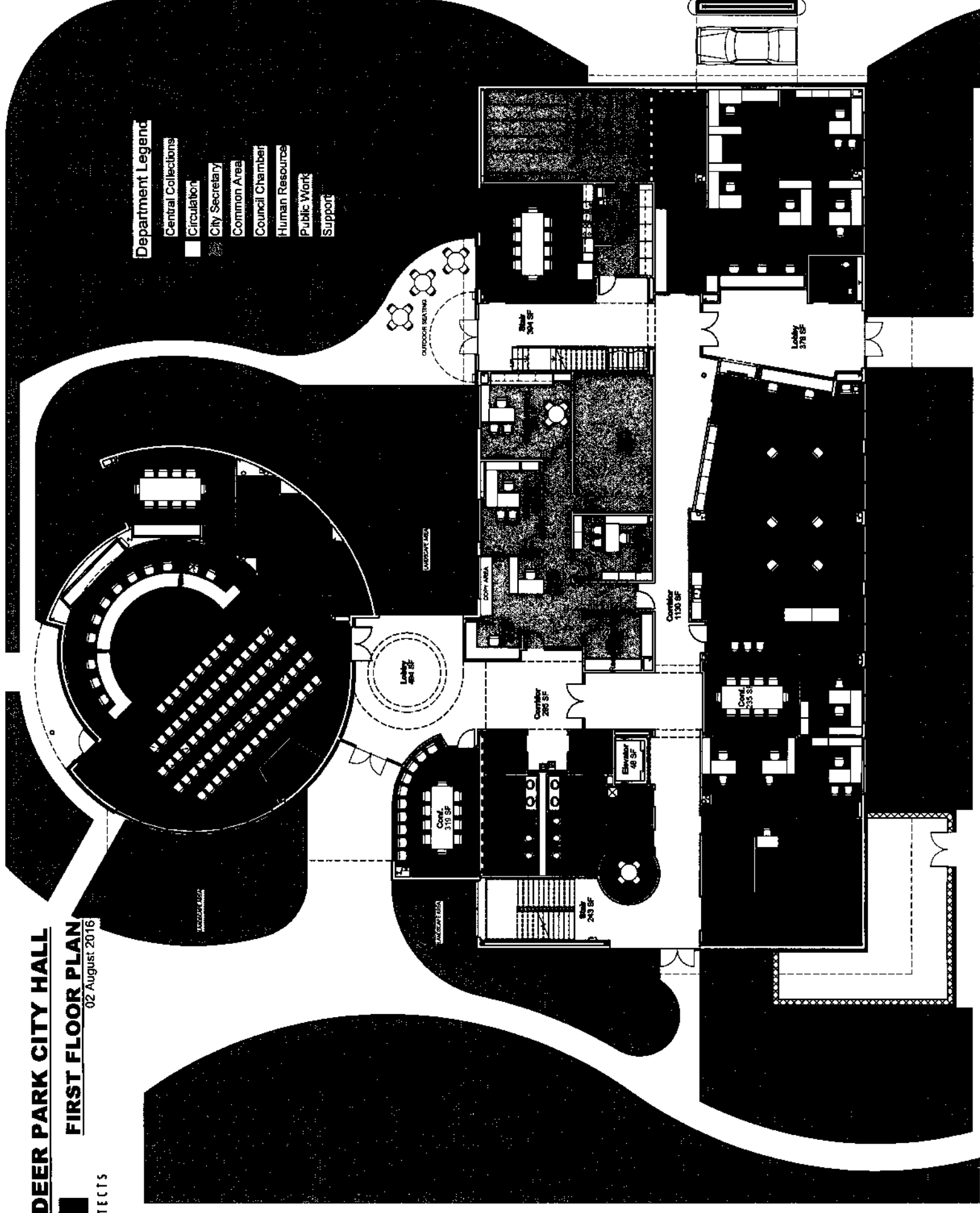
## **NEW DEER PARK CITY HALL**

cre

## FIRST FLOOR PLAN

**02 August 2016**

## ARCHITECTS

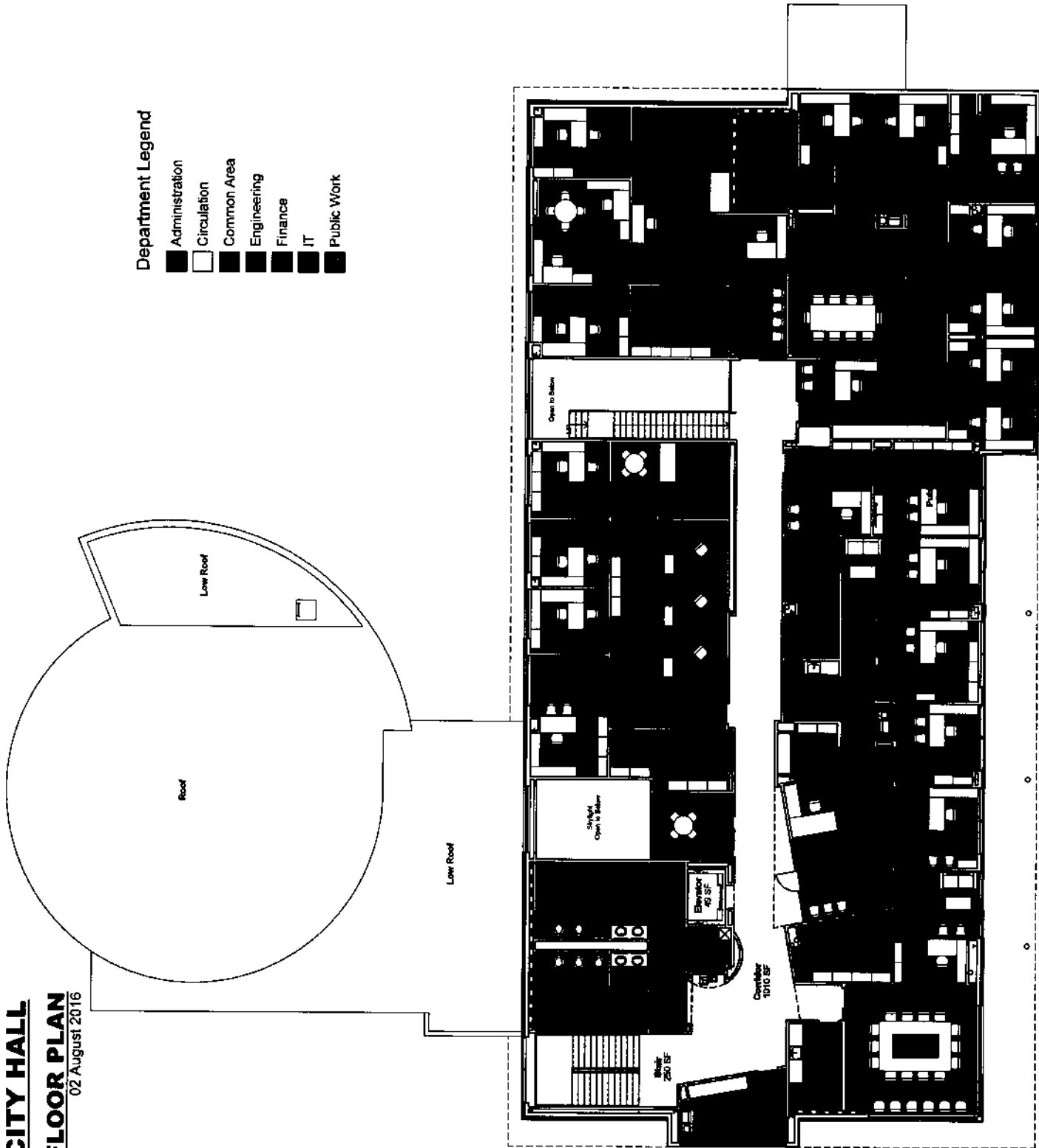


NEW DEER PARK CITY HALL



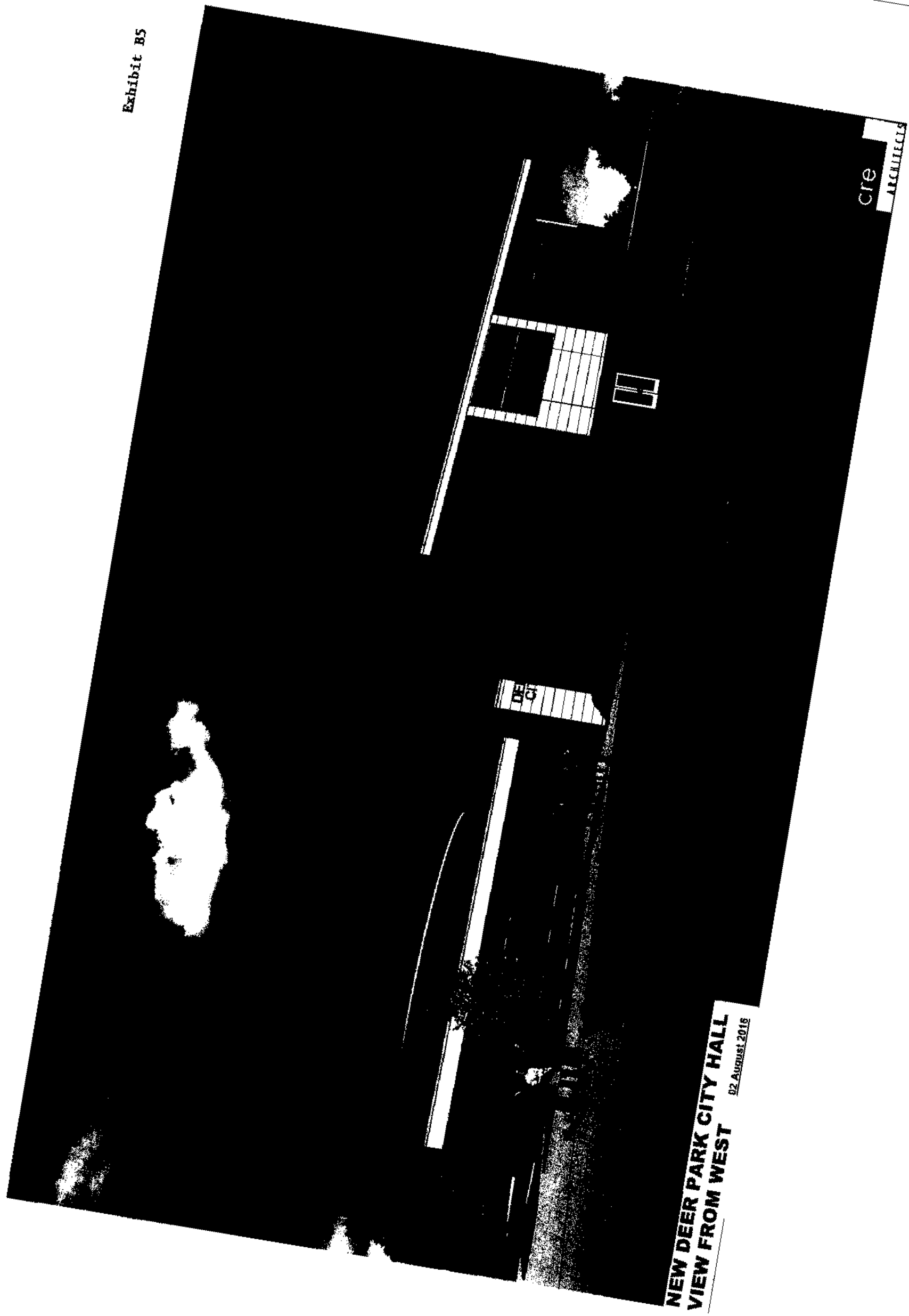
SECOND FLOOR PLAN

02 August 2016



- Department Legend
- Administration
  - Circulation
  - Common Area
  - Engineering
  - Finance
  - IT
  - Public Work

Exhibit B5



NEW DEER PARK CITY HALL  
VIEW FROM WEST  
02 August 2016

cre  
ARCHITECTS

Exhibit B6

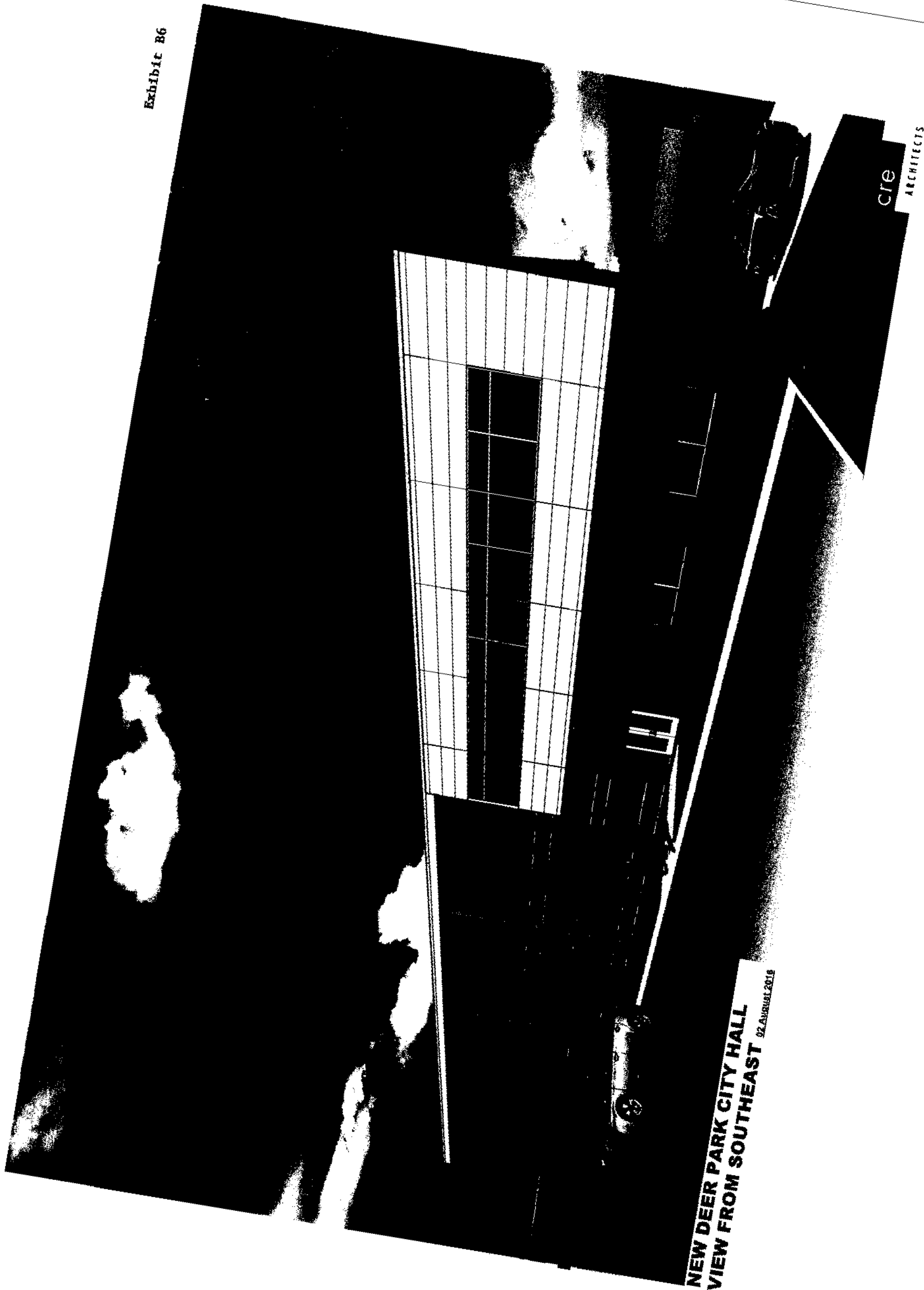
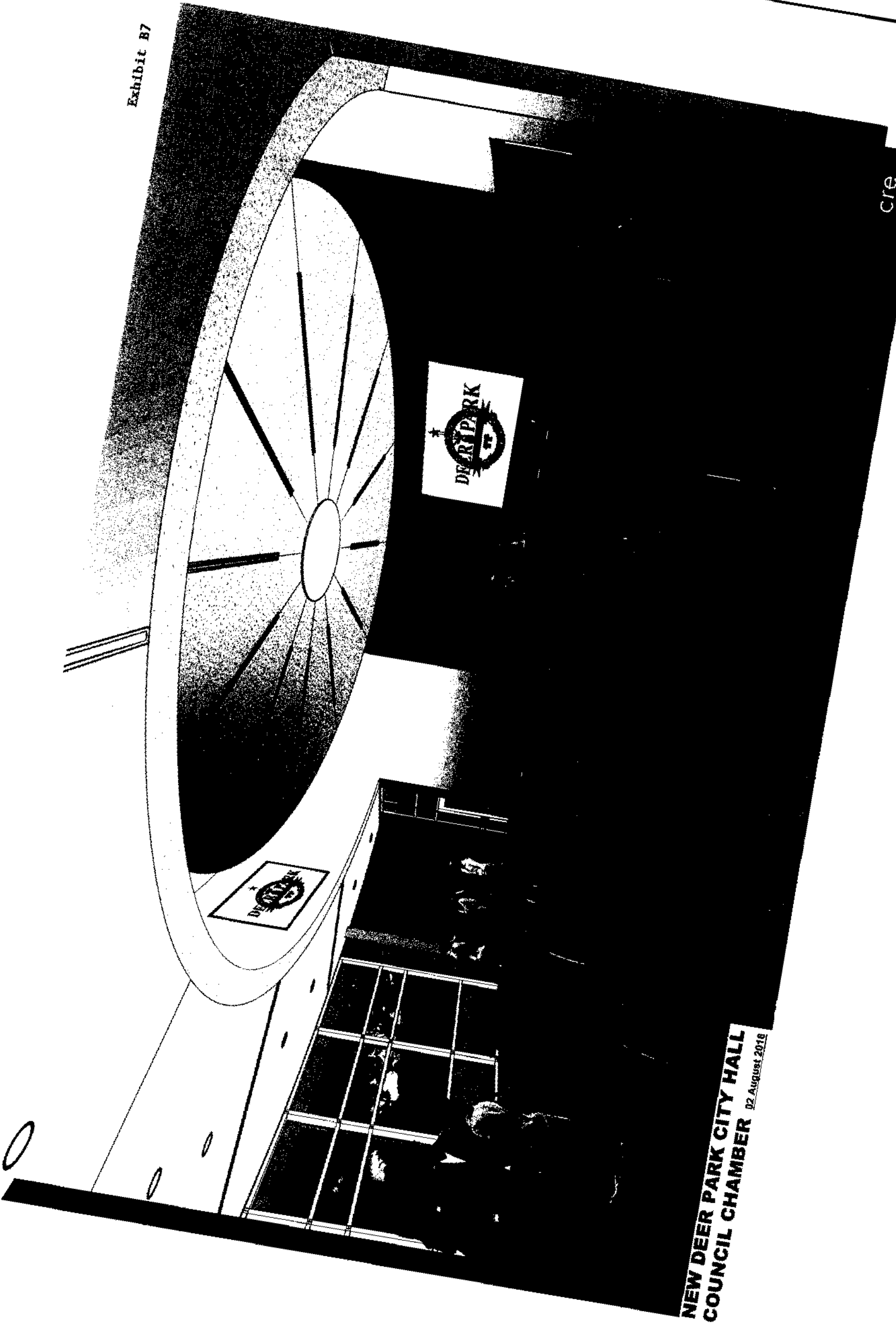


Exhibit B7

cre  
ARCHITECTS



NEW DEER PARK CITY HALL  
COUNCIL CHAMBER 02 August 2018

# DEER PARK CITY HALL - Statement of Probable Cost

**02 August 2016**

	SF								
New City Hall - First Floor	14,560								
New City Hall - Second Floor	10,490								
	TOTAL								
City hall generator (Bid as an add alternate)	25,050								
Design Contingency	1								
	5%								
A/E Fees:	7.0%								
Demolish old City Hall	1	LS	x	\$	150,000	LS	=	\$	150,000
Extend Electrical Service									
Relocate Server Room									
New sewer service from east property line (designed in-house)	1	LS	x	\$	15,600	LS	=	\$	15,600
Extend storm sewer from existing parking lot for area & roof drains (design in-house)	1	LS	x	\$	12,000	LS	=	\$	12,000
New fire line, hydrant, and service to building (designed and installed in-house)	1	LS	x	\$	31,500	LS	=	\$	31,500
Furniture (\$250,000 est.) + Miscellaneous (\$68,045 2% misc.)	1	LS	x	\$	318,045	LS	=	\$	318,045
Testing and balance HVAC system	1	LS	x	\$	15,320	LS	=	\$	15,320
Asbestos abatement of break room floor tile mastic and roof drain tape mastic	1	LS	x	\$	5,000	LS	=	\$	5,000
Moving furniture, fixtures, and files out of city hall & back in	1	LS	x	\$	12,000	LS	=	\$	12,000
Card reader security system (latest estimate according to IT)	1	LS	x	\$	108,849	LS	=	\$	108,849
AV council chambers & 3 conf. rooms (proposal dated July 6, 2015)	1	LS	x	\$	196,000	LS	=	\$	196,000
Security camera system (Sept. 15, 2014)	1	LS	x	\$	42,297	LS	=	\$	42,297
SUBTOTAL				\$				\$	906,611
Project Contingency	2%			\$				\$	18,132
TOTAL PROJECT COST				\$				\$	6,847,728

