

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 OCTOBER 3, 2016, BEGINNING AT 6:15 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON	MAYOR
SHERRY GARRISON	COUNCILWOMAN
THANE HARRISON	COUNCILMAN
TOMMY GINN	COUNCILMAN
BILL PATTERSON	COUNCILMAN
RON MARTIN	COUNCILMAN
RAE A. SINOR	COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES	CITY MANAGER
GARY JACKSON	ASSISTANT CITY MANAGER
SHANNON BENNETT	ACTING CITY SECRETARY
JIM FOX	CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 6:15 p.m.
2. PRESENTATION AND DISCUSSION OF ISSUES RELATING TO THE NEW ANIMAL SHELTER – Kim Dowdy of Quorum Architects gave an overview of the Deer Park Animal Shelter highlighting the site plan, floor plan and exterior elevations. The estimated cost of the new Animal Shelter will be 2.8 million dollars. (Exhibit A1-A6)
3. DISCUSSION OF ISSUES RELATING TO ENTERING INTO AN AGREEMENT WITH BINKLEY & BARFIELD, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE 2016 STREET BOND PROGRAM – Public Works Director Bill Pedersen commented, “Over the past few weeks, we have been negotiating a contract with Binkley & Barfield, Inc. for professional engineering services for the 2016 Street Bond program. We want to recommend approval of the contract. We provided a list of streets.” (Exhibit B)
4. DISCUSSION OF ISSUES RELATING TO THE MEETING AND PUBLIC HEARING SCHEDULE FOR THE COMPREHENSIVE PLAN UPDATE AND AMENDMENT OF THE SUBDIVISION AND ZONING ORDINANCES - Assistant City Manager Gary Jackson advised Council of meeting and public hearing schedule for the Comprehensive Plan update and amendment of the subdivision and zoning ordinance. “We are proposing

this starts off with a joint workshop with the Steering Committee, The Planning & Zoning Commission and City Council on October 25, 2016. The final reading of the Zoning Ordinance will be March 21, 2017. We will have to notify all the property owners in the City of the zoning ordinance. We want to use one notice that goes out to everyone on a postcard which will contain the preliminary public hearing and a joint public hearing.

Councilwoman Garrison asked that the comprehensive plan be distributed before the meeting to which Mr. Jackson advised the comprehensive plan will be distributed a week before the meeting.

Councilman Martin asked, "Is the only method to notify everyone is by a postcard through the mail?"


Mr. Jackson answered, "We will notice on website, social media and publications in the newspaper. The legal part of notifying the citizens is by postcard."

City Manager Jay Stokes commented, "We will send an email out to confirm the dates and check with consultants on their availability as well."

5. DISCUSSION OF ISSUES RELATING TO THE QUARTERLY FINANCIAL REPORT FOR THE FISCAL YEAR 2015-2016 THIRD QUARTER ENDING JUNE 30, 2016 - Finance Director Donna Todd gave an overview of the budget funds for the quarter, highlighting the expenditures and revenues of each fund.
6. DISCUSSION OF ISSUES RELATING TO THE REPAIR OF THE GATEWAY MONUMENT AT THE INTERSECTION OF CENTER STREET AND RAILROAD STREET - Assistant City Manager Gary Jackson advised Council of the report given by the architect which highlighted areas that needed repair. The repair is estimated to be \$48,600 for the construction and an additional cost to the architect for overseeing the repairs. We asked for a brick mason who was qualified and experienced with proven results of other projects. It's recommend that Hoggatt, LP in Pasadena who has constructed gateway projects for Morgan's Point, South Houston, and Galena Park. It's estimated to be completed in nine weeks.
7. REPORT FROM THE HISTORICAL COMMITTEE ON THE HISTORIC MARY WILSON AND WILLIAM JACKSON HEADSTONE/GRAVESITE AND RELOCATION OF THE PATRICK CABIN HISTORICAL MARKER - Councilwoman Sherry Garrison presented a powerpoint presentation and the points of discussion included: Discovering the Headstone-1928, Moving the Gravesite to Dow Park - 1977, Moving the Headstone to Heritage Park - 2007/2008, Involving the Historical Committee - 2014-2015, Significance of Headstone and Small casket, involving the Texas Historical Commission - 2015-2016 and making a decision to move forward.

Consensus of the Council is to move the headstone/gravesite and to submit an application to the Texas Historical Commission to relocate the Patrick's Cabin historical marker.

8. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:10 p.m.


Shannon Bennett, TRMC
Acting City Secretary

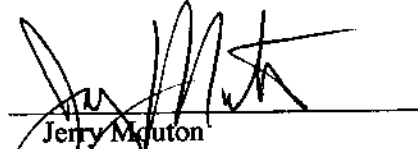
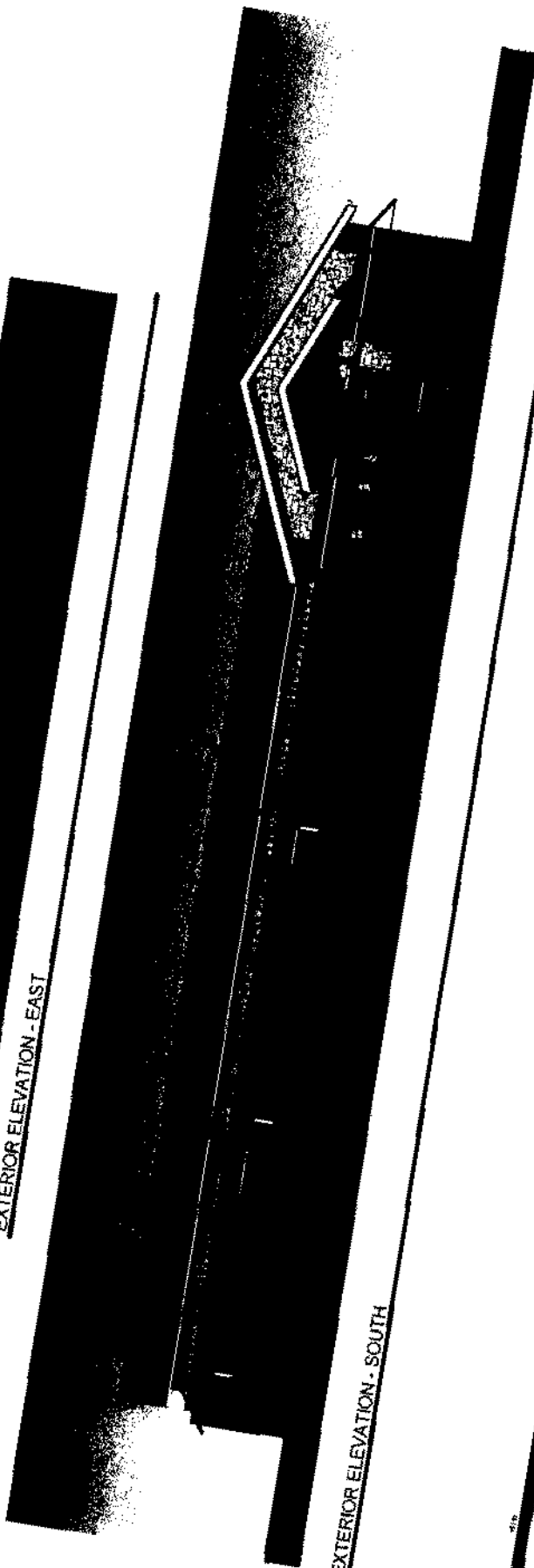

Jerry Mouton
Mayor

Exhibit A1
CC WKSHP 10-3-16



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - SOUTH

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EXTERIOR ELEVATIONS
DEER PARK ANIMAL SHELTER
DEER PARK, TEXAS

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Exhibit A2
CC WKSHP 10-3-16



2 EXTERIOR ELEVATION - WEST

10' 0" 1/2"



1 EXTERIOR ELEVATION - NORTH

10' 0" 1/2"

EXTERIOR ELEVATIONS
DEER PARK ANIMAL SHELTER
DEER PARK, TEXAS

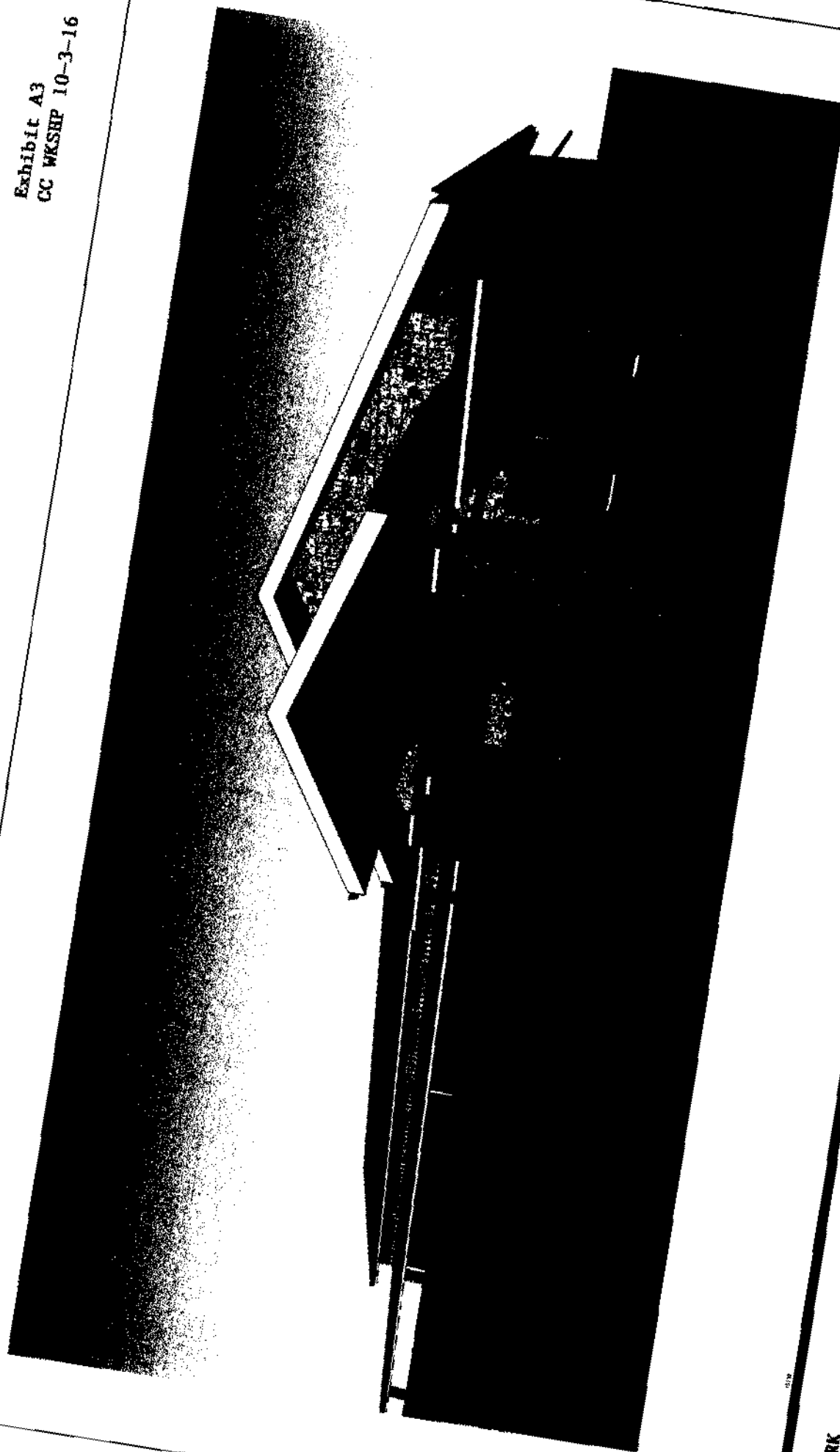
10' 0" 1/2"



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Exhibit A3
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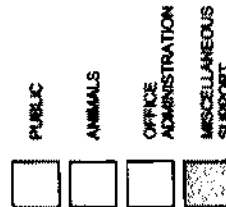
BUILDING PERSPECTIVE
DEER PARK ANIMAL SHELTER
DEER PARK, TEXAS

PROJECT 100



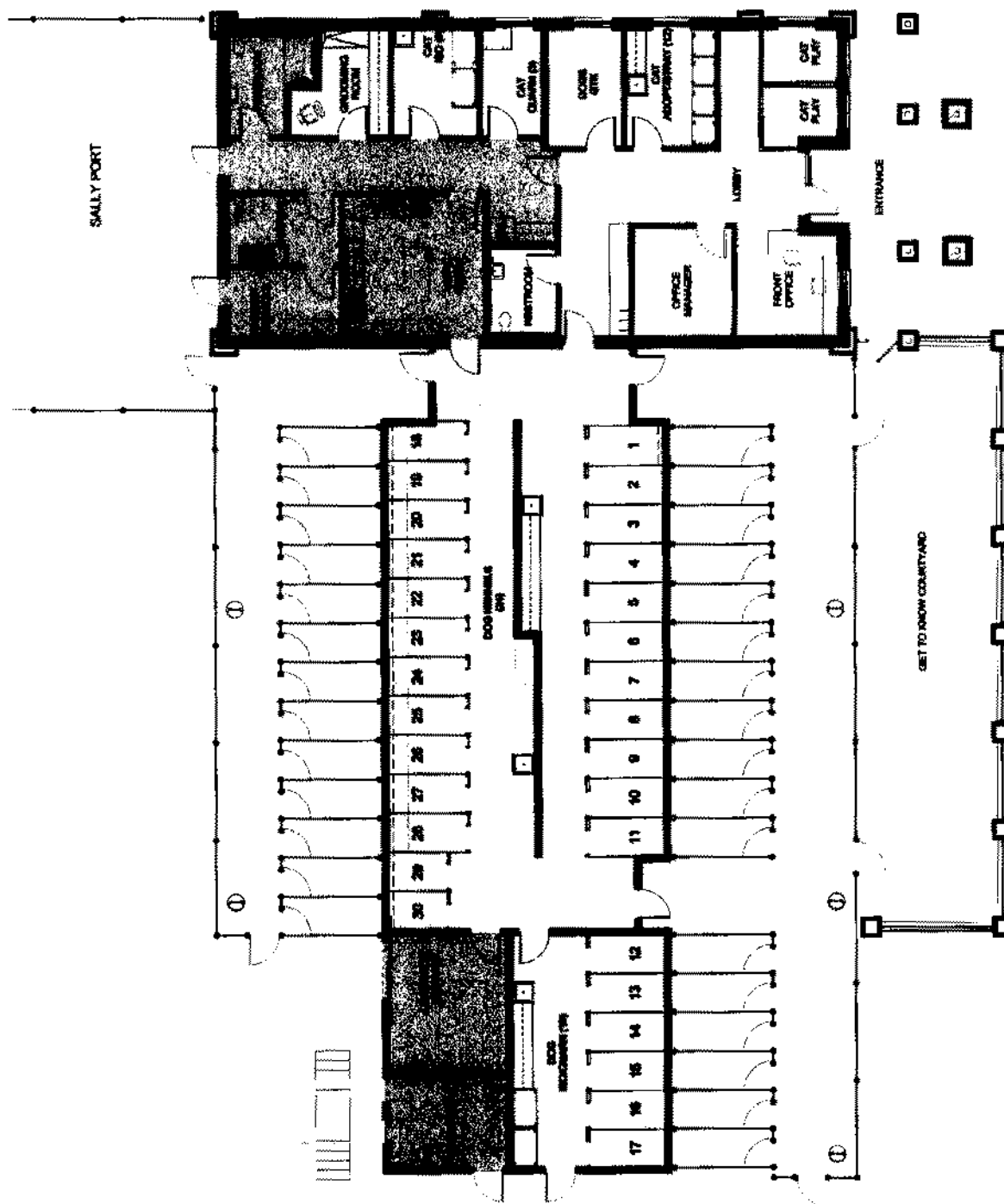
BUILDING AREA CALCULATION	
ENCLOSED:	4,353 SF
COVERED:	2,308 SF
TOTAL:	7,171 SF
SALLY PORT	1,407 SF

EQUIPMENT	
DOG KENNELS 4'-0" X 8'-0"	24
DOG ISOLATION QUARANTINE 4'-0" X 8'-0"	8
DOG ISOLATION QUARANTINE 4'-0" W X 2 HIGH CAGES	4
DOG TOTAL	34
CATS QUARANTINE 48"X28" 3 TIER X1	3
CATS ISOLATION 38"X28" 3 TIER X2	6
CATS ADOPT/STRAY 38"X28" 3 TIER X4	12
CATS PLAY ROOM	2
CATS TOTAL	25



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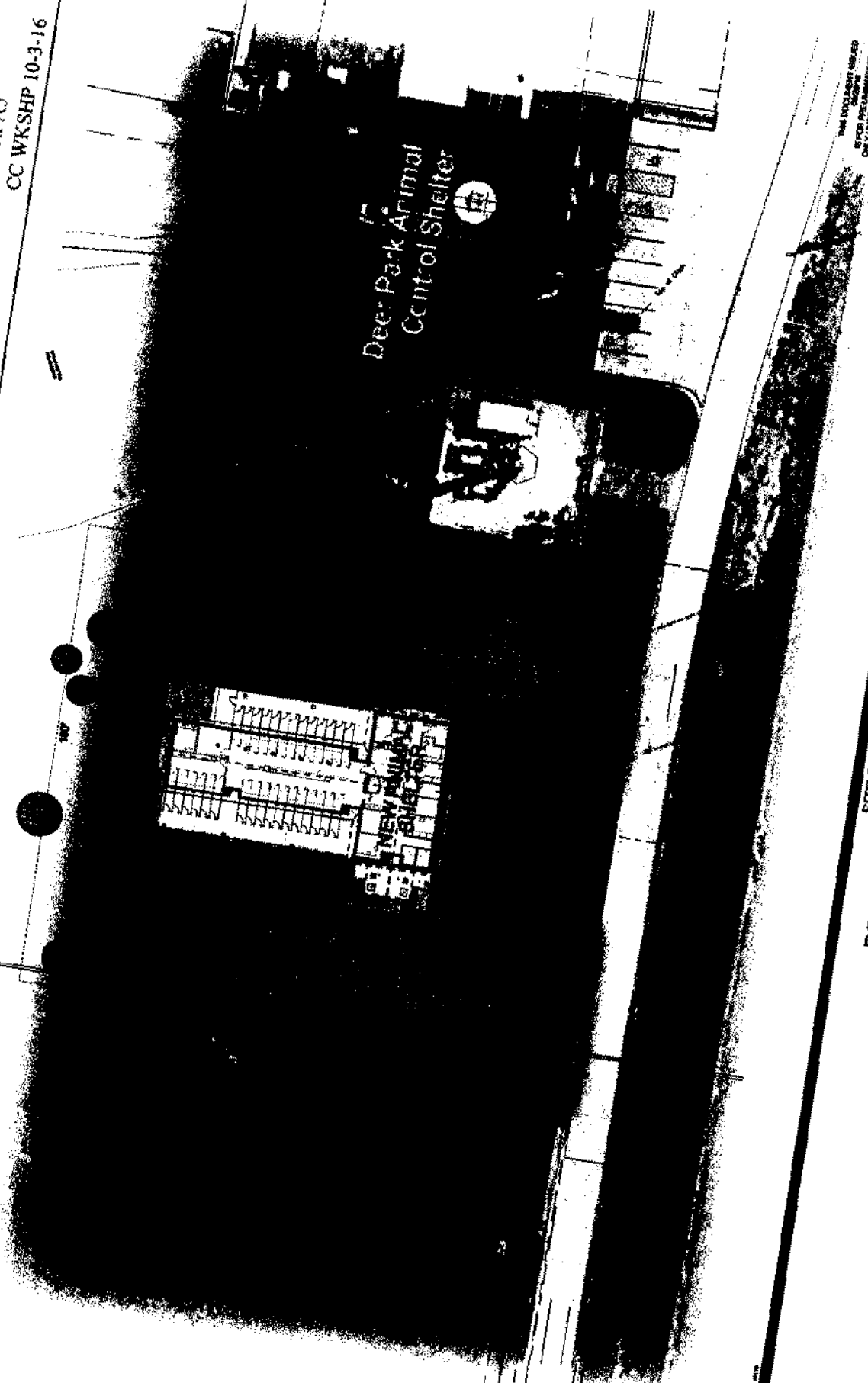
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FLOOR PLAN
DEER PARK ANIMAL SHELTER
DEER PARK, TEXAS



Exhibit A5
CC WKSHP 10-3-16



SITE PLAN
DEER PARK ANIMAL SHELTER
DEER PARK, TEXAS

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Deer Park Animal Shelter
Opinion of Probable Cost-September 2016
Approximately 4583 sf plus 2588 sf canopy (7171 total)
Design Development Only (*)

(Owner shall consider an annual escalation cost for bidding in 2016 and beyond)

Description	Count	Unit	Cost
Primary building (w/o shelves, d/w, bilvel sink, recep desk)	4583	sf	\$1,420,730
canopy area	2588	sf	\$194,100
Pad preparation	7171	sf	\$28,684
Building cost summary			\$1,843,514

Site preparation and on site sewer (placeholder) water is alternate- by City	1	ls	\$130,000
Pavement front area (6" w lime stabilized base)	700	SY	\$35,000
Pavement back area (6" w lime stabilized base)	506	SY	\$25,278
fencing - chain link	240	LF	\$7,200
4' sidewalk street and parking lot to building	800	sf	\$5,200
Courtyard, plaza (Masonry/Ornamental Iron Fence w/ Turf	1	ls	\$50,000
Landscape and irrigation allowance	1	ls	\$0
Generator	1	ls	\$60,000
Power service and distribution, site lighting	1	ls	\$25,000
Site summary			\$337,678

Contractor General Conditions, OH and fees	8	months	\$144,000
Construction Sub total			\$2,125,192
Miscellaneous items, profit, and contingency (18%)			\$382,535
CONSTRUCTION TOTAL			\$2,507,726
Minimum Owners' Project contingency (5% minimum)			\$125,386
Estimated and currently anticipated Soft Cost (TBD by Owner)			\$208,500
PROJECT TOTAL (estimated)			\$2,841,613

(*) This conceptual information utilizes previous similar developments as guidelines and placeholders where cost information is not yet available. These are general in nature to assist the Client in planning and will need to be refined as more site information and development information is obtained.

PRELIMINARY Soft Costs (placeholders - estimates to be determined by Owner):

Professional Design fees (architectural, mep, structural)	\$156,000
Permit and Impact Fees	\$0
IT / Data Connectivity	\$10,000
Owners Security System / access control	\$10,000
Electric service (placeholder) assume 3 phase is available	\$5,000
FF&E	\$7,500
Regulatory (permits, replat, easements, TAS/ADA)	\$2,500
Fiber service	\$10,000
Gas service (placeholder - assume 100' provided by gas cc	\$7,500
Soft Cost Subtotal (placeholder)	\$208,500

