

CITY OF DEER PARK

CC 79-99

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes of

THE 1744th REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD IN CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON NOVEMBER 5, 2019, AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

MAYOR
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAY 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 meeting to order at 7:30 p.m.
2. INVOCATION – The invocation was given by Councilman Patterson.
3. PLEDGE OF ALLEGIANCE – Councilman Martin led the Pledge of Allegiance to the United States Flag and led the Texas Flag Pledge.
4. MUNICIPAL COURT WEEK PROCLAMATION – Mayor Mouton presented Municipal Court Administrator Michelle Combs and City Attorney Jim Fox with a proclamation in recognition of 2019 Municipal Court Week and declared November 4 - 8, 2019 as Municipal Court Week.
5. PUBLIC HEARING FROM THE REQUEST OF 739 INDEPENDENCE PARKWAY, LLC FOR A VOLUNTARY ANNEXATION OF FOUR TRACTS OF LAND TOTALING 12.0163 ACRES UNDEVELOPED LAND IN THE CITY'S ETJ LOCATED ALONG THE WEST SIDE OF INDEPENDENCE PKWY AND NORTH OF STATE HIGHWAY 225 INTO THE DEER PARK CITY LIMITS – The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit A)

Mayor Mouton called for those desiring to speak in favor of the voluntary annexation of four tracts of land totaling 12.0163 acres undeveloped land in the City's ETJ located along the west side of Independence Pkwy and North of State Highway 225 into the Deer Park city limits.

- a. Chad Parrish of Molto Properties commented, "This project is near our Phase I, which was our 37 acre parcel. At the time we came in for that annexation, we didn't think we needed to have the other 12 acres annexed. Plans have changed and we would now like to have that property annexed that as well. We are planning a similar project, we are calling Phase II, that is currently designed for approximately 171 square foot distribution warehouse building. We do not have immediate plans right now to break ground, but we will entertain build-to-suits or other users as they come along. As we get further along with Phase I, we will then go forward with Phase II. That is our plan at the moment."

Mayor Mouton called for those desiring to speak against the voluntary annexation of four tracts of land totaling 12.0163 acres undeveloped land in the City's ETJ located along the west side of Independence Pkwy and North of State Highway 225 into the Deer Park city limits. No one spoke.

Mayor Mouton closed the public hearing.

6. COMMENTS FROM AUDIENCE – Debbie Campbell, 115 W. 5th Street spoke against the parking and noise disturbances from Iram's Luxury Event Center located at 502 Center Street, Deer Park and advised Council of the problems that the parking and noise levels are causing her neighborhood.

Stacey Lee, 201 W. 5th Street spoke against the building and business at Iram's Luxury Event Center located at 502 Center Street, Deer Park and advised Council of the major issues with the parking and noise disturbances the business is causing the neighborhood.

David Barron, 216 W. 5th Street spoke in support of the neighbors that spoke against the parking and noise disturbances affecting the neighborhood on 5th Street due to the business at Iram's Luxury Event Center located at 502 Center Street, Deer Park.

7. AWARDING BID FOR FABRICATION OF THE REINFORCED PLASTIC (FRP) LAUNDER COVERS FOR DEER PARK – WASTE WATER TREATMENT PLANT (WWTP) – Motion was made by Councilman Ginn and seconded by Councilman Patterson to award the bid for fabrication of the reinforced plastic (FRP) launder covers for Deer Park – Waste Water Treatment Plant (WWTP) to Nefco Systems, low bidder in the amount of \$193,600. Motion carried 6 to 0.

8. CONSENT CALENDAR – Motion was made by Councilman Ginn and seconded by Councilwoman Sinor to approve the consent calendar as follows:

- a. Approval of minutes of regular meeting on September 23, 2019.

- b. Approval of minutes of workshop meeting on October 15, 2019.
- c. Approval of minutes of regular meeting on October 15, 2019.
- d. Approval of tax refund to James Piper in the amount of \$1,130.62 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.
- e. Approval of tax refund to James Piper in the amount of \$ 1,091.77 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.
- f. Approval of tax refund to James Piper in the amount of \$884.88 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.
- g. Approval of tax refund to Ryan K. & Melissa A. Sweezy in the amount of \$598.70 due to a homestead exemption granted by Harris County Appraisal District.
- h. Approval of tax refund to James Piper in the amount of \$1,186.39 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.
- i. Approval of tax refund to Ryan K. & Melissa A. Sweezy in the amount of \$598.70 due to a homestead exemption granted by Harris County Appraisal District.
- j. Approval of tax refund to Clay Partners in the amount of \$3,783.18 due to a value decrease granted by Harris County Appraisal District.
- k. Approval of tax refund to Clay Partners in the amount of \$1,845.56 due to a value decrease granted by Harris County Appraisal District.
- l. Approval of tax refund to Clay Partners 314 in the amount of \$2,021.76 due to a value decrease granted by Harris County Appraisal District.
- m. Approval of tax refund to Clay Partners in the amount of \$1,558.35 due to a value decrease granted by Harris County Appraisal District.
- n. Approval of tax refund to Clay Partners in the amount of \$1,785.23 due to a value decrease granted by Harris County Appraisal District.
- o. Approval of tax refund to Clay Partners in the amount of \$615.47 due to a value decrease granted by Harris County Appraisal District.
- p. Approval of tax refund to Clay Partners Deerwood Office III LP in the amount of \$7,287.28 due to a value decrease granted by Harris County Appraisal District.

- q. Approval of tax refund to Conroe Hospitality LLC in the amount of \$2,448.62 due to a value decrease granted by Harris County Appraisal District.
- r. Approval of tax refund to Clay CMBS No. 2 LP in the amount of \$1,004.24 due to a value decrease granted by Harris County Appraisal District.
- s. Approval of tax refund to Clay CMBS No. 2 LP in the amount of \$2,119.31 due to a value decrease granted by Harris County Appraisal District.
- t. Approval of tax refund to Clay CMBS No. 2 LP in the amount of \$2,135.15 due to a value decrease granted by Harris County Appraisal District.
- u. Approval of tax refund to Clay CMBS No. 5 LP in the amount of \$812.88 due to a value decrease granted by Harris County Appraisal District.
- v. Approval of tax refund to Michael L. & Karen A. Knight in the amount of \$569.02 due to a homestead granted by Harris County Appraisal District.
- w. Approval of tax refund to James Piper in the amount of \$1,217.55 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.
- x. Approval of tax refund to Alberto & Claudia L Baez in the amount of \$548.45 due to a homestead exemption granted by Harris County Appraisal District.
- y. Acceptance of completion of the Waterline Rehabilitation on Georgia Avenue, East P Street and installation of new 12-inch valves on Center Street.
- z. Acceptance of completion of Regency Park Sanitary Sewer Rehabilitation Project.
- aa. Acceptance of the completion of Tyler Technologies Incode10 Upgrade Phase I Project.
- bb. Acceptance of Quarterly Investment Report for the quarter ended September 30, 2019.
- cc. Acceptance of the Deer Park Community Development Corporation's quarterly report for the period of July 1, 2019 - September 30, 2019.
- dd. Authorization to purchase a John Deere 310L Backhoe loader via the Buy Board Contract #515-18.

Motion carried 7 to 0.

9. CONSIDERATION OF AND ACTION ON A REFERRAL TO THE PLANNING AND ZONING COMMISSION FOR A SPECIFIC USE PERMIT FROM THE REQUEST OF REFORMATION TEMPLE CHURCH TO CONDUCT CHURCH SERVICES AT 2033 PICKERTON DRIVE – Motion was made by Councilman Ginn and seconded by Councilman Patterson to refer to the Planning and Zoning Commission the request of

Reformation Temple Church to conduct church services at 2033 Pickerton Drive.

Councilwoman Sinor asked, "Did they move and plan on still keeping this location open?"

City Secretary Shannon Bennett responded, "It has always been a church. They are just moving to another location because of growth and because it's a bigger church, but it's the same name and same pastor."

Councilwoman Sinor asked, "They are not keeping the old one open?"

Ms. Bennett responded, "No."

Motion carried 6 to 0.

10. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO PURCHASE THROUGH THE BUY BOARD THE SERVICES OF FUQUAY, INC. FOR THE JEFFERSON AVENUE DRAINAGE REHABILITATION PROJECT – Motion was made by Councilman Martin and seconded by Councilwoman Sinor to approve the authorization to purchase through the Buy Board the services of Fuquay, Inc. for the Jefferson Ave. Drainage Rehabilitation Project. Motion carried 6 to 0.
11. CONSIDERATION OF AND ACTION ON THE AUTHORIZATION TO PURCHASE FROM VAUGHT SERVICES, INC., THROUGH THE TIPS COOPERATIVE PURCHASING PROGRAM TO PERFORM STORM SEWER REHABILITATION ON NEW ORLEANS STREET – Motion was made by Councilman Ginn and seconded by Councilwoman Sinor to approve the authorization to purchase from Vaught Services, Inc., through the TIPS Cooperative Purchasing Program to perform Storm Sewer Rehabilitation on New Orleans Street. Motion carried 6 to 0.
12. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO PURCHASE A 2019 FREIGHTLINER M2-106 (GARBAGE TRUCK) FOR THE SANITATION DIVISION THROUGH THE HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING PROGRAM – Motion was made by Councilman Martin and seconded by Councilman Patterson to approve the authorization to purchase a 2019 Freightliner M2-106 (Garbage Truck) for the Sanitation Division through the Houston Galveston Area Council Cooperative Purchasing Program. Motion carried 6 to 0.
13. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO SEEK BIDS TO OBTAIN LEASE PURCHASE FINANCING FOR A NEW 2019 FREIGHTLINER M2-160 GARBAGE TRUCK FOR THE SANITATION DIVISION – Motion was made by Councilwoman Sinor and seconded by Councilman Ginn to authorize to seek bids to obtain lease-purchase financing for a new 2019 Freightliner M2-160 Garbage Truck for the Sanitation Division. Motion carried 6 to 0.
14. CONSIDERATION OF AND ACTION ON PURCHASING A HEATING, VENTILATION AND AIR CONDITIONING BUILDING AUTOMATION SYSTEM AND OUTSIDE AIR AND RETURN AIR DAMPERS FOR THE DEER PARK POLICE DEPARTMENT

FROM JOHNSON CONTROLS THROUGH THE TIPS (THE INTERLOCAL PURCHASING SYSTEM) (CCPD FUNDED) – Motion was made by Councilman Ginn and seconded by Councilman Martin to approve the purchasing of a Heating, Ventilation and Air Conditioning Building Automation System and Outside Air and Return Air Dampers for the Deer Park Police Department from Johnson Controls through the TIPS (The Interlocal Purchasing System) (CCPD Funded).

Police Chief Grigg commented, “We originally got this quote in February 2019, in the amount of \$89,500. We asked if this would be good until after the budget year, and we were told it would not be. We then asked how much the amount would go up, and were told it would not be more than \$95,000. We put \$97,175 in there to make sure we had sufficient money in the budget. Unfortunately, the paperwork that got sent to me still had the \$89,000 figure. When I got the updated figure, it was \$94,000. Still well within budget, but more than what is in the notes that you have.”

Motion carried 6 to 0 with the updated amount of \$97,175.

15. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO PURCHASE A 2019 FORD F-550 CHASSIS 4X2 SD REGULAR CAB WITH A VERSA LIFT SST-40-EIH (40 FEET TELESCOPIC AERIAL PLATFORM LIFT) THROUGH THE BUYBOARD COOPERATIVE PURCHASING PROGRAM – Motion was made by Councilwoman Sinor and seconded by Councilman Patterson to approve authorization to purchase a 2019 Ford F-550 Chassis 4x2 SD Regular Cab with a Versa Lift SST-40-EIH (40 ft. telescopic aerial platform lift) through the Buy Board Cooperative Purchasing Program. Motion carried 6 to 0.
16. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO SEEK BIDS TO OBTAIN LEASE PURCHASE FINANCING FOR A NEW 2019 FORD F-550 CHASSIS 4X2 SD REGULAR CAB WITH A VERSALIFT SST-40-EIH (40 FEET) TELESCOPIC AERIAL PLATFORM LIFT) FOR THE TRAFFIC DIVISION – Motion was made by Councilman Martin and seconded by Councilwoman Sinor to authorize the City to seek bids to obtain lease-purchase financing for a new 2019 Ford F-550 Chassis 4x2 SD Regular Cab with a Versa Lift SST-40-EIH (40 feet telescopic aerial platform lift) for the Traffic Division. Motion carried 6 to 0.
17. CONSIDERATION OF AND ACTION ON ENTERING INTO AN AGREEMENT FOR ENGINEERING SERVICES FOR THE REHABILITATION OF THE PASADENA BOULEVARD GROUND STORAGE TANK – Motion was made by Councilman Martin and seconded by Councilman Patterson to enter into an agreement with Dunham Engineering for a cost of \$65,000 for their services on this project. Motion carried 6 to 0.
18. CONSIDERATION OF AND ACTION ON ENTERING INTO AN AGREEMENT WITH ARDURRA GROUP, LLC FOR ENGINEERING SERVICES FOR INSTALLATION OF RESIDUAL CONTROL SYSTEMS AT THE P STREET AND AVON SITES – Motion was made by Councilman Ginn and seconded by Councilwoman Sinor to enter into an agreement with Ardurra Group, LLC for engineering services for installation of residual control systems at the P Street and Avon sites.

Councilman Patterson asked, "What is a residual control system?"

City Manager James Stokes responded, "It adds chlorine to the water."

Motion carried 6 to 0.

19. CONSIDERATION OF AND ACTION ON AN AGREEMENT WITH BURDITT CONSULTANTS, LLC FOR PROFESSIONAL SERVICES FOR THE DEVELOPMENT OF CONSTRUCTION DESIGN SERVICES FOR PHASE I OF THE HIKE AND BIKE TRAILS (TYPE B FUNDED) – Motion was made by Councilman Martin and seconded by Councilwoman Sinor to enter into an agreement with Burditt Consultants, LLC for professional services for the development of construction design services for Phase I of the Hike/Bike Trails project. Motion carried 6 to 0.
20. CONSIDERATION OF AND ACTION ON AN AGREEMENT WITH COMMUNITY CENTER PRESCHOOL FOR A ONE YEAR CONTRACT EXTENSION FOR SCHOOL YEAR 2020/2021– Motion was made by Councilwoman Sinor and seconded by Councilman Patterson to approve the agreement with Community Center Preschool for a one year contract extension for school year 2020-2021. Motion carried 6 to 0.
21. CONSIDERATION OF AND ACTION ON THE SELECTION OF ONE OF THE OPTIONS FOR THE REPAIR/PLACEMENT OF THE ARCHES/COLUMNS AT THE ENTRANCE TO THE COURT AND THEATRE BUILDING FROM CARNES ENGINEERING, INC. – Motion was made by Councilwoman Sinor and seconded by Councilman Martin to approve the selection of Option 3 for the repair/placement of the arches/columns at the entrance to the Court and Theatre Building from Carnes Engineering, Inc. Motion carried 6 to 0.
22. CONSIDERATION OF AND ACTION ON THE ADOPTION OF A POLICY REGARDING FUNDRAISERS AT PARKS AND RECREATION DEPARTMENT FACILITIES – Motion was made by Councilman Patterson and seconded by Councilman Haight to approve the adoption of a policy regarding fundraisers at Parks and Recreation Department facilities. Motion carried 6 to 0.
23. CONSIDERATION OF AND ACTION ON AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF DEER PARK, TEXAS, CERTIFICATES OF OBLIGATION, SERIES 2019; LEVYING A TAX AND PROVIDING FOR THE SECURITY AND PAYMENT THEREOF; AND ENACTING OTHER PROVISIONS RELATING THERETO – After a proposed ordinance was read by caption, motion was made by Councilwoman Sinor and seconded by Councilman Martin to adopt Ordinance No. 4122, captioned as follows:

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF DEER PARK, TEXAS, CERTIFICATES OF OBLIGATION, SERIES 2019; LEVYING A TAX AND PROVIDING FOR THE SECURITY AND PAYMENT THEREOF; AND ENACTING OTHER PROVISIONS RELATING THERETO.

Motion carried 6 to 0.

24. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPOINTING ONE (1) MEMBER OF THE CRIME CONTROL AND PREVENTION DISTRICT OF THE CITY OF DEER PARK – After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilman Patterson to adopt Ordinance No. 4123, captioned as follows:

AN ORDINANCE APPOINTING ONE (1) BOARD MEMBER OF THE CRIME CONTROL AND PREVENTION DISTRICT OF THE CITY OF DEER PARK, TEXAS. (Floyd Harvey)

Motion carried 6 to 0.

25. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPOINTING ONE (1) MEMBER OF THE FIRE CONTROL, PREVENTION AND EMERGENCY MEDICAL SERVICES DISTRICT OF THE CITY OF DEER PARK – After a proposed ordinance was read by caption, motion was made by Councilwoman Sinor and seconded by Councilman Martin to adopt Ordinance No. 4124, captioned as follows:

AN ORDINANCE APPOINTING ONE (1) BOARD MEMBER OF THE FIRE CONTROL AND PREVENTION AND EMERGENCY MEDICAL SERVICES BOARD DISTRICT OF THE CITY OF DEER PARK, TEXAS. (Joe Reynolds)

Motion carried 6 to 0.

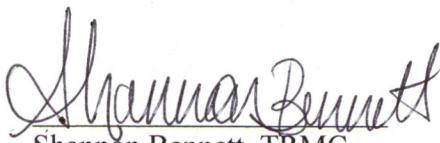
26. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPROVING REVISIONS TO THE LEADERSHIP AND PART-TIME EMPLOYEE PAY RANGE CHARTS OF THE CITY OF DEER PARK – After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilman Patterson to adopt Ordinance No. 4125, captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 4107 PROVIDING FOR REVISED LEADERSHIP AND PART-TIME CLASSIFICATION AND PAY SCALES FOR EMPLOYEES OF THE CITY OF DEER PARK.

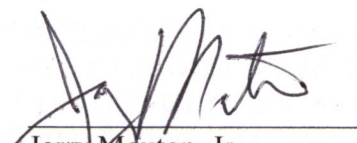
Motion carried 6 to 0.

27. ADJOURN – Mayor Mouton adjourned the meeting at 8:08 p.m.

ATTEST:


Shannon Bennett, TRMC
City Secretary

APPROVED:


Jerry Mouton, Jr.
Mayor

NOTICE OF PUBLIC HEARING

A public hearing of the City Council of the City of Deer Park will
be held at City Hall, 710 East San Augustine Street, on

November 5, 2019 at 7:30 p.m.

December 3, 2019 at 7:30 p.m.

for the purpose of hearing all persons desiring to be heard for or
against the proposed voluntary annexation by the City of Deer

Park, Texas,

of certain property as follows:

A 12.0163 acres out of

*George Ross Survey, Abstract No. A-646, and being a portion of the
certain 108.499 acre tract of land described in a deed from Hampshire
Chemical Corp.*

more fully described in 'Exhibit A' of Ordinance No. 4121.

Copy of the map can be viewed on the website (www.deerparktx.gov) or
available at City Hall.

DATED at Deer Park, Texas this 16th day of October, 2019.

Shannon Bennett, TRMC
City Secretary