

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes of

THE 1746th 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 DECEMBER 3, 2019, AT 7:30 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:

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 Sinor.
3. PLEDGE OF ALLEGIANCE – Councilman Martin led the Pledge of Allegiance to the United States Flag and led the Texas Flag Pledge.
4. CIMA PRESENTATION TO MAYOR MOUTON – CIMA Chairman Joe Reynolds presented Mayor Mouton with a plaque on behalf of CIMA and the CIMA members in appreciation for his service during the ITC tank fire.
5. PRESENTATION OF THE 2019 TEXAS ANIMAL CONTROL ASSOCIATION KILPATRICK AWARD – Lieutenant Frank Hart recognized Animal Control Supervisor Al Garces for receiving the 2019 Kilpatrick Award for his outstanding work in the Animal Shelter.
6. PRESENTATION OF THE DEER PARK POLICE DEPARTMENT'S FIFTH CALEA RE-ACCREDITATION AWARD – Police Chief Grigg gave an overview of the trip to Covington Kentucky where the Police Department was accredited by CALEA and commended on being in compliance with all CALEA applicable standards. Chief Grigg recognized Sargent Ian Sawtell and Assistant Chief Sharon St. Martin for their work on the CALEA Re-Accreditation.

7. 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 PARKWAY 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 persons desiring to speak in favor of the request.

Chad Parrish of Molto Properties, commented, "This is a continuation of our business plan in the City of Deer Park. Many of you have seen me numerous times. This is Phase II, and you will remember earlier this year we annexed Phase I, which was 37 acres. I am happy to report that we are underway on that project now. There is dirt moving and demolition happening on a daily basis. We are very excited about that. This is a 12 acre property that we would like to annex, we call Phase II. Our plans are very similar to the project to what we are doing in Phase I."

Mayor Mouton called for those desiring to speak against the request. No one spoke.

Mayor Mouton closed the hearing.

8. COMMENTS FROM THE AUDIENCE –

Mike Sutton, 2505 Tyler Street, spoke of the his concerns of the parking issue on the streets of Albany and Tyler, right in front of the crosswalk that goes towards the high school, the 30-40 vehicles parked by the students in the neighborhood that are blocking driveways and fire hydrants. There are drugs, fights and speeding on Tyler Street. Mr. Sutton requested to Council is to have an ordinance passed that would restrict parking on a public street during school hours.

Ruth Hance, 2502 Tyler, spoke on the issue of parking and speeding on Tyler Street and requested for the Council to visit the neighborhood, any morning or afternoon, to witness the daily occurrences first hand.

Kay Welden, 2506 Tyler, spoke on the multiple issues on Tyler Street pertaining to parked cars blocking traffic in each direction, students walking in the street and not the sidewalk, and the trash being thrown and left behind.

George Kelly, 2605 Tyler, spoke on issues pertaining to the students parking in the neighborhood and indicated that parents of students are also using Tyler Street as a drop off and pick up and have blocked driveways in doing so. Mr. Kelly expressed his opinion that the Police Department should approach those students parking on Tyler and not in the school parking lot to address the situation.

Carrie Springer, 2513 Tyler Lane, advised Council that the school has got to step in and step up to help with the issues of students parking on Tyler Street. Ms. Springer indicated that the City shouldn't be the only ones addressing the issue and that the school should be enforcing



consequences or punishment to the students for not complying with school rules that allows the student to park in the parking lot.

Mary Flores, 2517 Tyler, spoke about her daughter that is a student at the high school not feeling comfortable walking to school because of the volume of students blocking the cross walk. Ms. Flores spoke of the drug activity and fights that happen in the neighborhood and that have been caught on the cameras she has installed.

9. 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 joint meeting on November 11, 2019.
  - b. Approval of minutes of workshop meeting on November 19, 2019.
  - c. Approval of minutes of regular meeting on November 19, 2019.
  - d. Approval of tax refund to Blanchard and Deborah Bedsole in the amount of \$633.60 due to a veteran's exemption granted by Harris County Appraisal District.
  - e. Approval of tax refund to Glenwood Trails II LP in the amount of \$7,509.60 due to a value decrease granted by Harris County Appraisal District.
  - f. Approval of tax refund to B & W Energy Services in the amount of \$774.57 due to a value decrease granted by Harris County Appraisal District.
  - g. Approval of tax refund to Sonny Ahuja in the amount of \$2,926.56 due to a value decrease granted by Harris County Appraisal District..
  - h. Approval of tax refund to James Hale in the amount of \$806.21 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 Deer Park TX I & II LP in the amount of \$1,856.17 due to a value decrease granted by Harris County Appraisal District.
  - j. Approval of tax refund to Blanchard and Deborah Bedsole in the amount of \$633.60 due to a veterans exemption granted by Harris County Appraisal District.
  - k. Approval of tax refund to James Hale in the amount of \$1,069.82 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.
  - l. Approval of tax refund to Falls of Deer Park LP in the amount of \$2,512.33 due to a value decrease granted by Harris County Appraisal District.
  - m. Approval of tax refund to Deer Park TX I & II LP in the amount of \$576.00 due to a

value decrease granted by Harris County Appraisal District.

- n. Approval of tax refund to Deer Park TX I & II LP in the amount of \$770.40 due to a value decrease granted by Harris County Appraisal District.
- o. Acceptance of completion for the Rehabilitation of the P Street 1-Million Gallon Ground Storage Tank.
- p. Authorization of issuance of a Request for Qualifications (RFQ) for Architectural Services for Programming and Master Planning of City of Deer Park - Police Department - New Emergency Operations Center and negotiating contract terms with selected individual(s).
- q. Authorization of issuance of a Request for Qualifications (RFQ) for engineering services to assist with meeting the requirements of America's Water Infrastructure Act of 2018.
- r. Authorization on the purchase of software from SEMS Technologies for the Water Treatment Plant.

Motion carried 7 to 0.

- 10. CONSIDERATION OF AND ACTION ON THE REQUEST OF PASADENA TAXI COMPANY TO OPERATE A TAXI CAB BUSINESS IN DEER PARK – Motion was made by Councilman Patterson and seconded by Councilman Martin to approve the request of Pasadena Taxi Company Inc.'s application to operate a taxi cab business in Deer Park for 2020. Motion carried 7 to 0.
- 11. CONSIDERATION OF AND ACTION ON THE YOUTH SPORTS ORGANIZATION UTILIZATION AGREEMENT EXTENSION FOR 2019 WITH DEER PARK PONY BASEBALL, DEER PARK GIRLS SOFTBALL AND DEER PARK SOCCER FC FROM JANUARY 1, 2020 THROUGH JANUARY 31, 2020 – Motion was made by Councilman Patterson and seconded by Councilwoman Sinor to approve the Youth Sports Organization Utilization Agreement extension for 2019 with Deer Park Pony Baseball, Deer Park Girls Softball and Deer Park Soccer FC from January 1, 2020 through January 31, 2020. Motion carried 7 to 0.
- 12. CONSIDERATION OF AND ACTION ON AN AMENDMENT TO CDM SMITH'S PROFESSIONAL SERVICE CONTRACT FOR EXTENDED PROJECT MANAGEMENT RELATED SERVICES ON PHASE II OF THE WASTE WATER TREATMENT PLANT PROJECT – Motion was made by Councilwoman Garrison and seconded by Councilman Patterson to approve the amendment to CDM Smith's professional service contract for extended project management related services on Phase II of the Waste Water Treatment Plant project. Motion carried 7 to 0.
- 13. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO PURCHASE FIVE (5) 2020 CHEVY TAHOE SPECIAL SERVICE VEHICLES (SSVS) AND THREE (3) 2020



CHEVY TAHOE POLICE PATROL VEHICLES (PPVS), FROM RELIABLE CHEVROLET THROUGH THE TARRANT COUNTY COOPERATIVE PURCHASING AGREEMENT AND SHERIFFS ASSOCIATION OF TEXAS AGREEMENT (CCPD FUNDED) – Motion was made by Councilman Patterson and seconded by Councilwoman Sinor to approve the authorization to purchase eight (8) 2020 Chevrolet Tahoes from Reliable Chevrolet through the Tarrant County Cooperative Purchasing Agreement and Sheriffs Association of Texas Agreement. Motion carried 7 to 0.

14. CONSIDERATION OF AND ACTION ON THE PURCHASE OF EMERGENCY EQUIPMENT TO OUTFIT EIGHT (8) 2020 CHEVROLET TAHOES (CCPD FUNDED) – Motion was made by Councilman Ginn and seconded by Councilman Patterson to approve the purchase of equipment to outfit eight (8) 2020 Chevrolet Tahoes. Motion carried 7 to 0.

15. CONSIDERATION OF AND ACTION ON AUTHORIZATION TO PURCHASE AND REPLACE AIR UNITS AT THE BATTLEGROUNDS GOLF COURSE FROM INSCO DISTRIBUTING, INC. THROUGH BUY BOARD CONTRACT #577-18 – Motion was made by Councilman Patterson and seconded by Councilman Ginn to approve the authorization to purchase and replace air conditioning units at the Battleground Golf Course from Inco Distributing, Inc. through Buy Board Contract #577-18. Motion carried 7 to 0.

16. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPOINTING A MEMBER TO THE PARKS AND RECREATION COMMISSION – After a proposed ordinance was read by caption, motion was made by Councilwoman Sinor and seconded by Councilman Martin to adopt Ordinance No. 4126, captioned as follows:

AN ORDINANCE APPOINTING ONE MEMBER OF THE PARKS & RECREATION COMMISSION OF THE CITY OF DEER PARK, TEXAS.  
(Jamie Cox)

Motion carried 7 to 0.

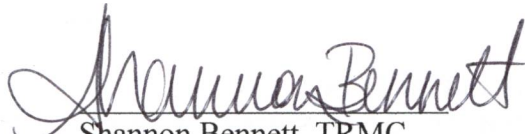
17. CONSIDERATION OF AND ACTION ON A REFERRAL FROM THE PLANNING AND ZONING COMMISSION AND AN ORDINANCE CALLING A JOINT PUBLIC HEARING FROM THE REQUEST OF THE CITY OF DEER PARK OF THE PROPOSED ZONE DESIGNATION FOR INTENSIVE INDUSTRIAL (M3) DISTRICT PHASE II – After a proposed ordinance was read by caption, motion was made by Councilman Martin and seconded by Councilman Patterson to adopt Ordinance No. 4127, captioned as follows:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING ON JANUARY 7, 2020 BY THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, ON A PROPOSED AMENDMENT TO ORDINANCE NO. 3886, THE ZONING ORDINANCE, DESIGNATING A 12.0163 ACRE TRACT WHICH IS PROPOSED TO BE ANNEXED INTO THE CITY AS HEAVY INDUSTRIAL ZONING DISTRICT (M3).

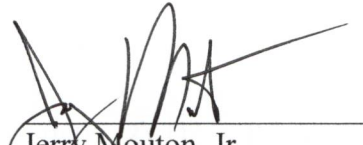
Motion carried 7 to 0.

18. ADJOURN – Mayor Mouton adjourned the meeting at 8:26 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](http://www.deerparktx.gov)) or  
available at City Hall.

DATED at Deer Park, Texas this 16<sup>th</sup> day of October, 2019.

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Shannon Bennett, TRMC  
City Secretary