

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 18, 2021 BEGINNING AT 6:45 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 6:45 p.m.
2. COMMENTS FROM AUDIENCE – No comments received.
3. PRESENTATION OF MY DEER PARK TEXAS APP – Information Technology Projects and Applications Supervisor Nathan Bell gave an overview on working with Tyler Technologies in creating an all-inclusive application that incorporates two-way communication between the City Staff and the citizens. Mr. Bell provided a demonstration of the how the application works and its' capabilities.

Councilman Martin asked, "Is there dedicated Staff that will answer the reported concerns?"

Mr. Bell responded, "Yes."

Public Works Director Bill Pedersen advised Council that once a concern is reported, it goes straight to the Supervisor out in the field for assessment.

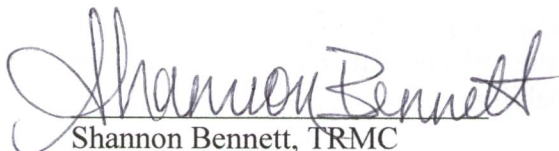
4. DISCUSSION OF ISSUES RELATING TO CITY OF DEER PARK CAPITAL PROJECTS 2021-2025 – Assistant City Manager Gary Jackson gave an overview of the capital projects for the period between 2021-2025. There are a number of capital projects that were approved in the FY 2020-2021 Budget that are already in the process of construction, design, consulting procurement, grant administration, or interlocal partnership agreement discussions. Mr. Jackson highlighted the projects funding source, estimated costs, A&E Committee, Consultants for the projects, probable construction procurement, bond sale schedule and the breakdown of the bond projects, along with the overview of the continuation for economic development with the Type B sales and use tax. (Exhibit A1)

Councilman Patterson asked, “The Legislature in Austin is trying to redefine debt and limit cities on how to raise the debt. Will that impact any of this?”

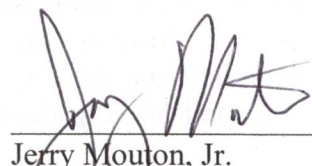
Mr. Jackson responded, “That is a very good question. There is a bill that is going through the latter stages of the process now, which would require that any debt issued, be voted on by the citizens. Not any debt, but most any debt. If it’s revenue bond supported, water and sewer supported, those wouldn’t necessarily require it. There has been various amendments that have been placed in the House of Representatives that would make exceptions for self-supporting debt and for various types of projects. If those amendments were not to pass and the bill passed and was signed, then it could be possible that on the second Certificate of Obligations, would be something that unless it got a specific exception, would have to start going to the voters that have not gone to the voters in the past. Even though the Type B, the citizens voted on the extension of the sales tax for the Community Recreation Center project. They did not specifically authorize debt issuance. Certificates of Obligation would be issued, unless they place a restriction that a vote has to be required. It is possible that if all of that were to happen, this 15 million dollars that would come in the year 2023, because that law would be in effect September 1st if it was to pass and this would have to be done in Revenue Bonds. Revenue Bonds have a higher interest rate. It would cost the taxpayers more money, but the project could still be done. It just wouldn’t be the most efficient way of doing it.”

5. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:06 p.m.

ATTEST:


Shannon Bennett, TRMC
City Secretary

APPROVED:


Jerry Mouton, Jr.
Mayor

Capital Projects 2021-2025

| Project | Funding Source | Estimated Cost | A&E Committee | Consultant | Probable Construction Procurement | Bond Sale Schedule |
|---|--------------------|----------------|------------------|---------------------|--|--------------------|
| In Progress | | | | | | |
| EOC/PD Renovations | CCPD | \$ 5,100,000 | No | PGAL | Competitive Sealed Proposal/Best Value | N/A |
| Heritage Addition Drainage* | Joint City/County | \$ 2,047,461 | Yes | Cobb-Fendley | Design/Bid/Build | N/A |
| DeLo-Claine/DJP Manor Drainage* | Joint City/County | \$ 1,005,985 | Yes | Cobb-Fendley | Design/Bid/Build | N/A |
| Type B Hike and Bike Trail | Type B | \$ 500,000 | No | Burditt | Design/Bid/Build | N/A |
| NE Hike and Bike Trail | TPWD Grant | \$ 350,000 | No | RVI | Design/Bid/Build | N/A |
| Bayou Bend Regional Detention | CDMG-DR Grant | \$ 2,925,000 | No | Costello, Inc. | Design/Bid/Build | N/A |
| Grant administration for Bayou Bend Regional Detention Construction | CIFF | \$ 100,000 | No | ? | RFP | N/A |
| College Park Drainage** | Joint City/County | \$ 3,094,131 | Yes | Cobb-Fendley | Design/Bid/Build | **** |
| Deer Park Gardens - Phase 1 Drainage** | Joint City/County | \$ 218,428 | Yes | Cobb-Fendley | Design/Bid/Build | N/A |
| Spencerview Bridge | Type B | \$ 170,000 | No | ? | Competitive Sealed Proposal/Best Value | N/A |
| Traffic Signal Preemption Equipment | CIFF | \$ 291,060 | No | Midtown Engineering | Competitive Sealed Proposal/Best Value | N/A |
| Flashing Yellow Turn Signals | CIFF | \$ 242,500 | No | Midtown Engineering | Competitive Sealed Proposal/Best Value | N/A |
| New Sidewalks | CIFF | \$ 300,000 | No | In-house | Design/Bid/Build | N/A |
| Generator at Transfer Station | CIFF | \$ 175,000 | No | In-house | Best Value/Buy/Board/IOC | N/A |
| Facility Hardening | CIFF | \$ 250,000 | No | No | RFP | N/A |
| American Rescue Plan Act (ARPA) Improvements*** | ARPA Grant | \$? | ? | TBD | TBD | N/A |
| Subtotal | | | | | | |
| GO Bond projects - 2021 Bond Sale | | | | | | |
| Drainage Improvements - 2021 Bond Sale | GO Bonds | \$ 9,800,000 | TBD | TBD | Design/Bid/Build | Aug-21 |
| Fire Department (Fire Station) | GO Bonds | \$ 10,800,000 | Yes | TBD | Competitive Sealed Proposal/Best Value | Aug-21 |
| Street Improvements - 2021 Bond Sale | GO Bonds | \$ 4,000,000 | Yes | TBD | Design/Bid/Build | Aug-21 |
| Subtotal | | | | | | |
| GO Bond projects - 2022 Bond Sale | | | | | | |
| Drainage Improvements | GO Bonds | \$ 9,700,000 | TBD | TBD | Design/Bid/Build | Nov-22 |
| Street Improvements | GO Bonds | \$ 3,200,000 | Yes - under 2021 | TDB | Design/Bid/Build | Nov-22 |
| JBAC architectural design | GO Bonds | \$ 2,380,027 | No | BRW | Competitive Sealed Proposal/Best Value | Nov-22 |
| Subtotal | | | | | | |
| GO Bond projects - 2023 Bond Sale | | | | | | |
| Fire Department (Fire Station) | GO Bonds | \$ 6,100,000 | Yes - under 2021 | TBD | Competitive Sealed Proposal/Best Value | Nov-23 |
| JBAC construction | GO Bonds | \$ 19,919,973 | No | BRW | Competitive Sealed Proposal/Best Value | Nov-23 |
| Subtotal | | | | | | |
| Type B Continuation | | | | | | |
| Youth Complexes parking expansion/lighting (Fund Balance) | Type B - Fund Bal. | \$ 6,000,000 | No | In-house? | Best Value/Buy/Board/IOC | N/A |
| Funding to Community/Recreation Center/Pool House (Fund Balance) | Type B - Fund Bal. | \$ 2,500,000 | | BSW | | |
| Type B - 2021 CO Sale | | | | | | |
| Community/Recreation Center/Pool House - Phase 1 | Type B - COs | \$ 15,000,000 | No | BSW | Construction Manager at Risk (CMAR) | Aug-21 |
| Type B - 2022 CO Sale | | | | | | |
| Community/Recreation Center/Pool House - Phase 2 | Type B - COs | \$ 25,225,000 | No | BSW | Construction Manager at Risk (CMAR) | Nov-23 |
| Subtotal | | | | | | |
| | | \$ 48,725,000 | | | | |
| Total | | | | | | |
| | | \$ 131,334,565 | | | | |

* cost shown is City's 50% share. Already approved
 ** Cost shown is City's 50% share. Not yet approved by County. If not approved by County the total project cost would double
 *** Total expected ARPA funding is approx. \$7.3 million. 1 of the 4 categories of allowable uses of ARPA funding is: "to make necessary investments in water, sewer, or broadband infrastructure"
 **** Funding initially included in 4-20-21 Budget amendment. Could be to be funded by GO drainage bond sale proceeds
 NOTES: Above list does not include water and wastewater projects
 BRW = BRINKLEY SARGENT WRIGHTON ARCHITECTS
 BSW = BRW Architects