

CITY OF DEER PARK
710 EAST SAN AUGUSTINE STREET
DEER PARK, TEXAS 77536

CC 82-168
PZ 52-42

Minutes of

THE 1783RD 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 JUNE 15, 2021 AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.	MAYOR
SHERRY GARRISON	COUNCILWOMAN
TJ HAIGHT	COUNCILMAN
TOMMY GINN	COUNCILMAN
BILL PATTERSON	COUNCILMAN
RON MARTIN	COUNCILMAN
RAE SINOR	COUNCILWOMAN

PLANNING AND ZONING COMMISSIONERS PRESENT:

STAN GARRETT	CHAIRMAN
DANIELLE WENDEBURG	COMMISSIONER
DON TIPPT	COMMISSIONER
DOUG COX	COMMISSIONER

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES	CITY MANAGER
GARY JACKSON	ASSISTANT CITY MANAGER
SHANNON BENNETT	CITY SECRETARY
JIM FOX	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 Councilwoman Sinor.
3. PLEDGE OF ALLEGIANCE – Councilman Haight led the Pledge of Allegiance to the United States Flag and led the Texas Flag Pledge.
4. COMMENTS FROM THE AUDIENCE – No comments received.
5. PRESENTATION - RECOGNITION OF THE SAN JACINTO UNITED SOCCER CLUB'S 2020-2021 ACCOMPLISHMENTS – Coach Jerry Hurtado of the San Jacinto United Soccer Club recognized and presented players with medals for their collective accomplishments including the Boys 2002 team that went undefeated and won the EDL2 Division and won the Championship in the State Tournament. They qualified for Division 1 and will be competing

at that level in the fall. The Boys 2004 team won their division in BAYSA (Bay Area Youth Soccer Association) and qualified for the State Tournament. The Boys 2007 team went undefeated and won their division in BAYSA and played in the State Tournament this past fall. In the spring, they came in 2nd place in the South Texas Spring Showdown Tournament. The Girls 2007 team qualified in their BAYSA division and played in the State Tournament this past fall and the Boys 2009 team tied for first in their division in BAYSA and came in 2nd Place in the State Tournament last fall. In the spring, they also came in 2nd place in the South Texas Spring Showdown Tournament. Coach Hurtado recognized all the coaches that participated with the San Jacinto United Soccer Club.

6. PROCLAMATION FOR SAFETY WEEK – Mayor Mouton presented Human Resources Director Bill Philibert and Human Resources Specialist Jessica Cantu with a proclamation and proclaimed June 28 – July 2, 2021 as City Safety Week.
7. PRESENTATION TO KRISTIN EDWARDS – Mayor Mouton presented Kristin Edwards with a plaque for her service and dedication to the City of Deer Park.

Public Relations/Marketing Specialist Kristin Edwards commented, “I just want to thank so many people in this room for your leadership, guidance and working with me these last 6 ½ years. It has been an incredible journey. Many of you in this room are family, close friends and I am just grateful for the time I had here.”

City Manager James Stokes commented, “When we hired Kristin 6 ½ years ago, this was a newly created position and it came about as a result of a “Strategic Plan” where we said this position was needed. We were all anxious to get somebody on board and we didn’t know what to expect. Now, we just don’t know how we are going to live without someone in this position. Kristin has done a fantastic job. She is so dedicated and hardworking. We went through Hurricane Harvey together, we went through the ITC event and the winter storm together. Every step of the way, every Department Director and everyone in the EOC would say the same thing about Kristin’s communication of getting the messages out to the public was just invaluable. She is really skilled and talented in what she does. We knew this day would come and unfortunately for us, it is here now. We wish you all the best in Nassau Bay.”

Assistant City Manager Gary Jackson commented, “Back when Mr. Stokes and I proposed this position, I think there were some in this room that were skeptical for the need of this position. We said if we hired the right person, we will show you how valuable this position will be. As Mr. Stokes said, we were lucky enough to hire the right person. In addition to Hurricane Harvey, the ITC event and the winter freeze we just went through, the entire 14-15 months of serious COVID-19, through all of that, Kristin’s knowledge, experience, and ability to communicate was able to put the City of Deer Park in the forefront of communicating with our citizens and telling them the important stuff that was going on. She came right before the Type B original election and put the public information out for that election, put all the Crime District and Fire District continuation election publication together and now the Type B continuation election along with the General Obligation Bond Election. Kristin has been instrumental in the “Strategic Planning” process. Through Kristin’s leadership, we were able to create a “Communications Plan” for the entire City of Deer Park.

During Kristin's time, the City has won two major awards. It is important for the substance of that award, having the best City Council in the State of Texas, of the presentation and how it is presented. Kristin put that application together and the City has also won the first and only TML Award. Kristin headed up the Staff efforts on the Tourism Committee and the PIO Network Award that she represented. I think we were very fortunate in the very first incumbent we had in that position, and we will miss you."

8. JOINT PUBLIC HEARING FROM THE REQUEST OF ZHIYONG LIU AND LIN LIN TO REZONE 1812 CENTER STREET TR 143A, DEER PARK OUTLOTS, FROM GENERAL COMMERCIAL (GC) TO OFFICE AND PROFESSIONAL (OF) TO BUILD A MULTI-TENANT BUILDING FOR GENERAL PROFESSIONAL OFFICES – Mayor Mouton opened the hearing on behalf of the City Council and Chairman Garrett opened the hearing on behalf of the Planning and Zoning Commission.

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 request.

Mr. Zhiyong Liu spoke in favor of the rezone and the desire to build a 20,000 square foot general purpose office building.

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

Mayor Mouton closed the hearing on behalf of the City Council and Chairman Garrett closed the hearing on behalf of the Planning and Zoning Commission.

9. AWARDING BID FOR THE YARD PIPE PAINTING PROJECT AT THE SURFACE WATER TREATMENT PLANT – Motion was made by Councilwoman Garrison and seconded by Councilman Patterson to award the bid to low bidder, D&M Tank, in the amount of \$66,800. Motion carried 7 to 0.
10. CONSENT CALENDAR – Motion was made by Councilman Ginn and seconded by Councilman Haight to approve the consent calendar as follows:
- a. Approval of minutes of workshop meeting on June 1, 2021.
 - b. Approval of minutes of regular meeting on June 1, 2021.
 - c. Approval of tax refund to TTT Bayou Business Park LLC in the amount of \$2,809.49 due to a value decrease granted by Harris County Appraisal District.
 - d. Approval of tax refund to TTT Bayou Business Park LLC in the amount of \$1,466.56 due to a value decrease granted by Harris County Appraisal District.
 - e. Approval of tax refund to Framo Houston Inc. in the amount of \$1,704.80 due to a

value decrease granted by Harris County Appraisal District.

- f. Approval of tax refund to W. D. Phylas Lawther EST/PSP in the amount of \$521.93 due to a value decrease granted by Harris County Appraisal District.
- g. Approval of tax refund to Prdпарк Holdings LLC in the amount of \$1,351.87 due to a value decrease granted by Harris County Appraisal District.
- h. Approval of tax refund to Herbert P. & Connie C. Woitena in the amount of \$775.31 due to a homestead exemption, a disability, and a freeze change granted by Harris County Appraisal District.
- i. Approval of tax refund to Refund Advisory Corp. in the amount of \$673.49 due to a homestead exemption, an over-65 exemption, and a freeze change granted by Harris County Appraisal District.
- j. Approval of tax refund to Lifting Gear Hire Corporation in the amount of \$2,136.74 due to a value decrease granted by Harris County Appraisal District.
- k. Approval of tax refund to Interurban Wilshire, LLC in the amount of \$11,423.00 due to a value decrease granted by Harris County Appraisal District.
- m. Approval of tax refund to Victory Park LLC in the amount of \$16,144.32 due to a value decrease granted by Harris County Appraisal District.
- n. Approval of tax refund to Partnership Underwood LP in the amount of \$4,809.08 due to a value decrease granted by Harris County Appraisal District.
- o. Approval of tax refund to Partnership Underwood LP in the amount of \$5,806.82 due to a value decrease granted by Harris County Appraisal District.
- p. Approval of tax refund to Stockard Realty Partnership LTD in the amount of \$2,664.82 due to a value decrease granted by Harris County Appraisal District.
- q. Approval of tax refund to Corelogic in the amount of \$1,137.47 due to an overpayment granted by Harris County Appraisal District.
- r. Authorization to seek Request for Qualifications (RFQ) for professional engineering services for the planning, design and construction phase services for the 2021 Street Improvement project.
- s. Acceptance of completion of the renovations to the golf course bunkers at the Battleground Golf Course by Fusion Golf, LTD.
- t. Acceptance of the Quarterly Financial Report for the Fiscal Year 2020-2021 second quarter ended March 31, 2021.

Motion carried 7 to 0.

11. CONSIDERATION OF AND ACTION ON AN ORDINANCE TO AMEND THE FISCAL YEAR 2020-2021 BUDGET FOR THE POLICE DEPARTMENT FOR ADDITIONAL FUNDS RELATED TO THE EMERGENCY GENERATOR – After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilwoman Sinor to adopt on first reading Ordinance No. 4248, captioned as follows:

AN ORDINANCE AMENDING THE 2020-2021 BUDGET FOR THE CITY OF DEER PARK, TEXAS, AND APPROPRIATING THE SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Motion carried 7 to 0.

12. CONSIDERATION OF AND ACTION ON AUTHORIZATION FOR THE PURCHASE AND INSTALLATION OF VARIOUS CAPITAL IMPROVEMENT ITEMS AT: 1) PUBLIC WORKS TRANSFER STATION AND 2) POLICE DEPARTMENT STATION – Motion was made by Councilwoman Garrison and seconded by Councilman Haight to authorize the purchase and installation of various capital improvement items at: 1) Public Works Transfer Station and 2) Police Department Station. Motion carried 7 to 0.
13. CONSIDERATION OF AND ACTION ON SEEKING A GRANT FROM SHELL USA IN THE AMOUNT OF \$5000 TO PROVIDE FUNDING FOR THE UPCOMING DEER PARK ANIMAL SHELTER WOOFSTOCK PET ADOPTION EVENT – Motion was made by Councilwoman Sinor and seconded by Councilman Patterson to approve seeking grant from Shell USA in the amount of \$5000 to provide funding for the upcoming Deer Park Animal Shelter Woofstock pet adoption event. Motion carried 7 to 0.
14. CONSIDERATION OF AND ACTION ON SEEKING A GRANT FROM SHELL USA IN THE AMOUNT OF \$5000 TO PROVIDE FUNDING FOR THE PURCHASE OF TACTICAL GUNSHOT AND TRAUMA KITS FOR MARKED POLICE PATROL UNITS – Motion was made by Councilman Martin and seconded by Councilman Patterson to approve seeking a grant from Shell USA in the amount of \$5000 to provide funding for tactical gunshot and trauma kits for marked Police patrol units. Motion carried 7 to 0.
15. CONSIDERATION OF AND ACTION ON AN ORDINANCE ESTABLISHING A NEW ARTICLE IV- “WIRELESS NETWORK PROVIDERS” FOR THE PURPOSE OF REGULATING WIRELESS NETWORK PROVIDERS IN CITY RIGHT-OF-WAY – After a proposed ordinance was read by caption, motion was made by Councilman Ginn and seconded by Councilman Patterson to adopt on first reading Ordinance No. 4249 captioned as follows:

AN ORDINANCE AMENDING CODE OF ORDINANCES CHAPTER 94 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES BY ESTABLISHING A NEW ARTICLE IV – “WIRELESS NETWORK PROVIDERS” FOR THE PURPOSE OF REGULATION THE USE, OCCUPANCY AND

MAINTENANCE OF CITY RIGHTS-OF-WAY BY WIRELESS NETWORK PROVIDERS; DESCRIBING THE PURPOSE; PROVIDING DEFINITIONS; CREATING AND REQUIRING COMPLIANCE WITH THE CITY DESIGN MANUAL AND APPLICABLE CODES FOR THE INSTALLATION OF NETWORK NODES AND NODE SUPPORT POLES PURSUANT TO CHAPTER 284 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING PROCEDURES AND TIME PERIODS FOR ACCEPTING AND PROCESSING PERMIT APPLICATIONS; PROVIDING APPLICATION AND ANNUAL PUBLIC RIGHT-OF-WAY RENTAL FEES; RESTRICTING PLACEMENT OF NETWORK NODES AND NODE SUPPORT POLES IN MUNICIPAL PARKS; RESIDENTIAL AREAS, AND HISTORIC DISTRICTS; PROVIDING INDEMNITY FOR THE CITY; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Motion carried 7 to 0.

16. CONSIDERATION OF AND ACTION ON AN ORDINANCE AMENDING APPENDIX B-SECTION 94-106(B) TO ADD "WIRELESS NETWORK PROVIDERS FEE SCHEDULE" TO THE CODE OF ORDINANCES – After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and seconded by Councilwoman Sinor to adopt on first reading Ordinance No. 4250, captioned as follows:

AN ORDINANCE AMENDING APPENDIX B-SECTION 94-106(b) WIRELESS NETWORK PROVIDERS FEE SCHEDULE, OF THE CODE OF ORDINANCES OF THE CITY OF DEER PARK.

Motion carried 7 to 0.

17. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPROVING THE VOPAK MODA HOUSTON, LLC. INDUSTRIAL DISTRICT AGREEMENT – After a proposed ordinance was read by caption, motion was made by Councilwoman Sinor and seconded by Councilman Haight to adopt on first reading Ordinance No. 4251, captioned as follows:

AN ORDINANCE APPROVING THE VOPAK MODA HOUSTON, LLC INDUSTRIAL DISTRICT AGREEMENT; PROVIDING FOR EXECUTION; PROVIDING SEVERABILITY.

Motion carried 7 to 0.

18. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE JOINT PUBLIC HEARING AND A PROPOSED ORDINANCE FROM THE REQUEST OF ZHIYONG LIU AND LIN LIN TO REZONE 1812 CENTER STREET TR143A, DEER PARK OUTLOTS FROM GENERAL COMMERCIAL (GC) TO OFFICE AND PROFESSIONAL (OF) TO BUILD A MULTI-TENANT BUILDING FOR GENERAL PROFESSIONAL

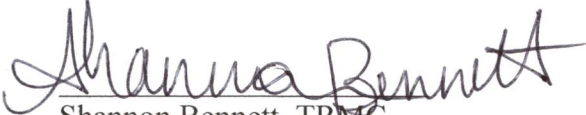
OFFICES – After a proposed ordinance was read by caption, motion was made by Councilwoman Sinor and seconded by Councilman Haight to adopt on first reading Ordinance No. 4252, captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY TAKING A 0.7922 ACRE TRACT OF LAND OUT OF OUTLOT 143A, DEER PARK OUTLOTS ALSO KNOWN AS 1812 CENTER STREET, DEER PARK, HARRIS COUNTY, TEXAS OUT OF THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND PLACING IT IN THE OFFICE AND PROFESSIONAL (OF) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING PENALTIES BY A FINE UP TO \$2,000.00 FOR EACH DAYS VIOLATION OF THE PROVISIONS OF SUCH ORDINANCE, AS AMENDED.

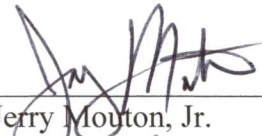
Motion carried 7 to 0.

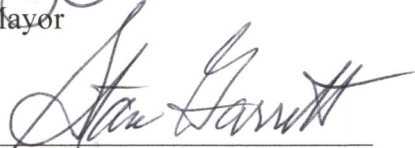
19. ADJOURN – Mayor Mouton adjourned the meeting at 8:16 p.m.

ATTEST:


Shannon Bennett, TRMC
City Secretary

APPROVED:


Jerry Mouton, Jr.
Mayor

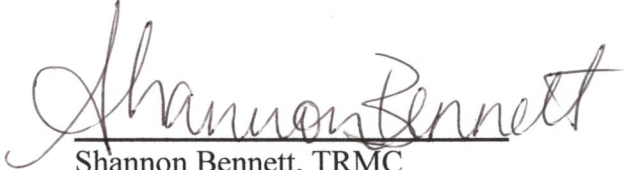

Stan Garrett
Planning and Zoning Chairman

NOTICE OF JOINT PUBLIC HEARING

Notice is hereby given that the City Council and the Planning and Zoning Commission of the City of Deer Park, Texas, will hold a joint public hearing at City Hall, 710 East San Augustine Street, at 7:30 p.m. on June 15, 2021, at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question involving

A proposed amendment to Ordinance No. 3886, the Zoning Ordinance, placing in the Office and Professional (OF) Zoning District, a 0.7922 acre tract of land out of Outlot, TR 143 A, Deer Park Outlots (1812 Center Street) and taking the same out of the General Commercial (GC) Zoning District. It having been recommended by the Planning and Zoning Commission in a preliminary report filed with the City Council, which is available for inspection by all interested persons, that such amendment be granted.

All persons are warned that the City Council has the power to change any and all features of the proposed Amendment, as recommended by said Planning and Zoning Commission in its preliminary report, and may or may not change such property to the above described zoning district.


Shannon Bennett, TRMC
City Secretary

Dated this 19th day of May 2021