

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, FEBRUARY 8, 2016, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

Mayor Reid called the meeting to order at 6:30 p.m. with the following present:

Mayor	Tom Reid
Mayor Pro-Tem	Tony Carbone
Councilmember	Derrick Reed
Councilmember	Gary Moore
Councilmember	Keith Ordeneaux
Councilmember	Greg Hill
City Manager	Clay Pearson
City Attorney	Darrin Coker
City Secretary	Young Lorfing

Others in attendance: Jon Branson Deputy City Manager; Matt Buchanan President of Economic Development Corporation; Trent Epperson Assistant City Manager; Chris Orlea Director of Parks and Recreation; Michelle Graham Director of Human Resource; Frankie Leagux City Planner, Sue Polka Director Of Engineering; Vance Riley Fire Chief; Kim Sinistore Executive Director of the Convention/Visitors Bureau; Eric Wilson Public Works Director; Sparkle Anderson Communications Manager; Skipper Jones Assistant Director of Capital Projects; Michael Leech Assistant Director Public Works; Richard Mancilla Assistant City Engineer; John McCarter Management Assistant; Rick Overgaard Assistant Finance Director; Bob Pearce Purchasing Officer; Lawrence Provins Deputy City Attorney.

The invocation was given by Mayor Pro-Tem Carbone and the Pledge of Allegiance was led by Fire Chief Vance Riley.

ROLL CALL: Mayor Reid, Mayor Pro-Tem Carbone, Councilmembers Moore, Reed, Ordeneaux, and Hill.

CITIZEN COMMENTS:

John Desmond, 2008 Galveston Avenue, addressed Council stating his concerns regarding the dead end sign on North Galveston Avenue and Orange Street. The safety regarding the sidewalks on Old Alvin Road between Orange and Plum Street and between Orange and Plum Street on Galveston Avenue. The safety regarding school children when city vehicles leaving the Public Works Service Center do not always stop at the stop sign at Orange Street and Galveston Avenue.

Kitty Anthony, 3307 Jacquelyn, addressed Council stating the water lines and drainage project on her street in Regency Park Subdivision is almost completed. She thanked Staff and Council for the remarkable job.

PUBLIC HEARING: None.

CONSENT AGENDA:

- A. Consideration and Possible Action – Approval Of Minutes:**
1. Minutes of the November 16, 2015, Joint Public Hearing held at 6:30 p.m.
 2. Minutes of the December 14, 2015, Joint Public Hearing held at 6:30 p.m.
 3. Minutes of the January 4, 2016, Joint Public Hearing held at 6:30 p.m.
- B. Consideration and Possible Action – Resolution No. R2016-26 – A Resolution of the City Council of the City of Pearland, Texas, authorizing a contract for traffic engineering services with Cobb, Fendley & Associates, Inc., in the amount of \$52,761.00, for fiber optic cable design services associated with the Bailey Road Expansion Project.**
- C. Consideration and Possible Action – Resolution No. R2016-27 – A Resolution of the City Council of the City of Pearland, Texas, authorizing a contract for professional engineering and construction phase services associated with the FM 521 Water Line Project (Broadway to Mooring Pointe), with ARKK Engineers, in the amount of \$254,170.00.**
- D. Consideration and Possible Action – Resolution No. R2016-18 – A Resolution of the City Council of the City of Pearland, Texas, authorizing an amended engineering services agreement with CDM Smith, Inc., for engineering services associated with the Reflection Bay Water Reclamation Facility Expansion Project, in the amount of \$119,905.00.**
- E. Consideration and Possible Action – Resolution No. R2016-23 – A Resolution of the City Council of the City of Pearland, Texas, authorizing a contract for professional services associated with the Water/Sewer Rate Model Project, with Raftelis Financial Consultants, Inc., in the amount of \$52,800.00.**
- F. Consideration and Possible Action – Resolution No. R2016-17 – A Resolution of the City Council of the City of Pearland, Texas, authorizing a construction inspection contract with Jacobs Project Management Co., in the amount of \$78,781.60, for the N/S Ditch Maintenance Project.**
- G. Consideration and Possible Action – Resolution No. R2016-11 – A Resolution of the City Council of the City Of Pearland, Texas, authorizing the City Manager or his designee to enter into an Interlocal Agreement for the cooperative purchase of goods and services with the City of Richardson, Texas.**
- H. Consideration and Possible Action – Resolution No. R2016-25 – A Resolution of the City Council of the City of Pearland, Texas, amending a fixed unit rate contract for development plan review services with Freese & Nichols, Inc., in the additional amount of \$50,000.00 for the period of August 1, 2015 to July 31, 2016.**

Mayor Pro-Tem Carbone asked that Consent Agenda Items B, D, E, and G be removed from the Consent Agenda for further discussion.

Councilmember Hill made the motion, seconded by Councilmember Moore, to adopt Consent Agenda Items A through H with the exception of Items B, D, E, and G as presented on the Consent Agenda.

Voting "Aye" Councilmembers Hill, Ordeneaux, Carbone, Reed, and Moore.

Voting "No" None.

Motion Passed 5 to 0.

MATTERS REMOVED FROM CONSENT AGENDA

As requested by Mayor Pro-Tem Carbone Consent Agenda Item B, D, E, and G was removed for future discussion.

- B. Consideration and Possible Action – Resolution No. R2016-26 – A Resolution of the City Council of the City of Pearland, Texas, authorizing a contract for traffic engineering services with Cobb, Fendley & Associates, Inc., in the amount of \$52,761.00, for fiber optic cable design services associated with the Bailey Road Expansion Project.**

Councilmember Hill made the motion, seconded by Councilmember Moore to approve Resolution No. R2016-26.

City Manager Clay Pearson reported the Bailey Road fiber connection project is an essential part of the technology plan for Pearland to provide the city-wide communications network to facilities and traffic operations. Safety will be improved with the fiber connections to monitor and adjust traffic signals from the traffic operations center.

Discussion ensued between Mayor Pro-Tem Carbone, City Manager Clay Pearson and Assistant City Manager Trent Epperson regarding the amount of \$52,761 being spent on fiber optic and design.

Voting "Aye" Councilmembers Moore, Reed, Carbone, Ordeneaux, and Hill.

Voting "No" None.

Motion Passed 5 to 0.

- D. Consideration and Possible Action – Resolution No. R2016-18 – A Resolution of the City Council of the City of Pearland, Texas, authorizing an amended engineering services agreement with CDM Smith, Inc., for engineering services associated with the Reflection Bay Water Reclamation Facility Expansion Project, in the amount of \$119,905.00.**

Councilmember Hill made the motion, seconded by Councilmember Moore to approve Resolution No. R2016-18.

City Manager Clay Pearson reported the changes contained in the proposed contract amendment comply with Council's Strategic goal of Safe Community, Fiscal Responsibility and Sustainable Infrastructure. The current work effort will allow the Reflection Bay Water Reclamation Facility to meet existing and future flow demands as well as Texas Commission on Environmental Quality (TCEQ) permit requirement.

Mayor Pro-Tem Carbone stated he pulled this item regarding fiber optic and he received the answers he needed from the previous Agenda Item.

Voting "Aye" Councilmembers Hill, Ordeneaux, Carbone, Reed, and Moore.

Voting "No" None.

Motion Passed 5 to 0.

- E. Consideration and Possible Action – Resolution No. R2016-23 – A Resolution of the City Council of the City of Pearland, Texas, authorizing a contract for professional services associated with the Water/Sewer Rate Model Project, with Raftelis Financial Consultants, Inc., in the amount of \$52,800.00.**

Councilmember Hill made the motion, seconded by Councilmember Moore to approve Resolution No. R2016-23.

City Manager Clay Pearson reported the City is seeking a User-friendly rate model yet fully integrated that can incorporate impact fees, an aggressive Capital Improvement Plan (CIP) and corresponding debt component, abilities to issue debt at 20, 25 and 30 years, abilities to adjust expenses of knowns, such as future annexations, and ability to add new divisions such as surface water. The model should allow for dynamic or scenario modeling for environmental factors, to be able to handle the City's current rate structure as well as possibly handle changes to the structure or adding rates and calculating bond coverage and cash reserves.

Discussion ensued between Mayor Pro-Tem Carbone and Deputy City Manager Jon Branson regarding the difference between the current Rate Model and the new Rate Model.

City Manager Clay Pearson stated the City bills millions of dollars in water and sewer annually so it is very important the City has a software program that is fact based.

Mayor Pro-Tem Carbone stated he understands what the Rate Model does, he struggles with spending \$53,000 on a large Excel calculator.

Deputy City Manager Jon Branson stated it is all the detailed information that is loaded into the system based on the various coverage ratios, capital improvements and previous usage that becomes a very detailed complicated equation that gives information that is easy to read.

Voting "Aye" Councilmembers Moore, Reed, Ordeneaux, and Hill.

Voting "No" Mayor Pro-Tem Carbone.

Motion Passed 4 to 1.

- G. Consideration and Possible Action – Resolution No. R2016-11 –**
A Resolution of the City Council of the City Of Pearland, Texas, authorizing the City Manager or his designee to enter into an Interlocal Agreement for the cooperative purchase of goods and services with the City of Richardson, Texas.

Councilmember Hill made the motion, seconded by Councilmember Moore, to approve Resolution No. R2016-11.

City Manager Clay Pearson reported the City of Richardson has requested to utilize various City of Pearland contracts for goods and services, specifically our contract for EMS billing and collection services, which was recently renewed with Digitech Computer, Inc. in December, 2015. Upon City Council approval, City staff will monitor and evaluate the City of Richardson's available contracts for any that may be advantageous to us in the future.

Discussion ensued between Mayor Pro-Tem Carbone and Purchasing Officer Bob Pearce clarifying the purpose of the Interlocal Agreement would allow for the cities of Pearland and Richardson to cooperatively purchase various goods and services from existing contracts which are determined to be fiscally advantageous to either entity.

Discussion ensued between Councilmember Moore and Purchasing Officer Bob Pearce regarding Interlocal Agreements with cities out of our region is not uncommon.

Voting "Aye" Councilmembers Hill, Ordeneaux, Carbone, Reed, and Moore.

Voting "No" None.

Motion Passed 5 to 0.

NEW BUSINESS:

First Reading of Ordinance No. 2000M-141 - An Ordinance of the City Council of the City of Pearland, Texas, **amending Ordinance No. 2000M, the zoning map of the City of Pearland, Texas**, for the purpose of changing the classification of certain property being a 13.2572 acres of land, A Tract or Parcel containing 13.2572 acres of land being the residue of a called 118.755 acre tract of land as conveyed to Marion E. Settegast Jr. ET AL as recorded in Volume 1421, Page 25 of the Brazoria County Deed Records, Being situated in the Thomas J. Green Survey, abstract No. 198, Brazoria County, Texas. **(generally located in the 2600 block of Pearland Parkway, Pearland, TX)**, Zone Change Application No. 2015-13Z, A request of Stream Reality c/o Greg Patch, LJA Engineering Inc., applicant; on behalf of The Settegast Family c/o Beeman Strong & Co., Inc., owner; for approval of a change in zoning **from the Single Family Residential-2 (R-2) zoning district, to a Planned Development known as The Center at Pearland Parkway**; on approximately 13.2572

acres of land; providing for an amendment of the zoning district map; containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

Councilmember Ordeneaux made the motion, seconded by Councilmember Moore, to approve Ordinance No. 2000M-141 on its First Reading.

Mayor Reid read into the record the Planning & Zoning Commission's recommendation to forward to Council for approval of the Zone Change 2015-13Z.

City Planner Frankie Legaux reported the applicant proposes an expansion of the existing 28-acre Planned Development (PD) known as the Center at Pearland Parkway by adding approximately 13.25 acres, as a PD addendum. The applicant has provided updated exhibits of the landscaping plan that show additional landscaping along the western property line, larger caliper inches of trees, and increased amount of landscaping. The proposed landscaping exceeds the Corridor Overlay District standards.

Councilmember Hill thanked the applicant for going the extra mile regarding the landscaping.

Voting "Aye" Councilmembers Moore, Reed, Carbone Ordeneaux and Hill.

Voting "No" None.

Motion Passed 5 to 0.

First Reading of Ordinance No. 2000M-142 - An Ordinance of the City Council of the City of Pearland, Texas, **amending Ordinance No. 2000M, the zoning map of the City of Pearland, Texas**, for the purpose of changing the classification of certain property being a 11.759 acres of land, out of Section 16, H.T. & B.R.R., Abstract No. 546, Pearland, Brazoria County, Texas and being a portion of that certain tract described in a deed dated 04-11-2002 from Edwin Hunter Harris, et. ux. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 02-017799 and a portion of that certain tract as described in a deed dated 12-17-1997 from Edwin Hunter Harris, Sr. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 97-044957 (**generally located on the southeast corner of Magnolia Road and Manvel Road (FM 1128), Pearland, TX**), Zone Change Application No. 2015-15Z, a request by Kent Marsh, Marsh Darcy Partners, applicant; on behalf Marilyn Bullard, owner; for approval of a change in zoning **from the Single Family Residential-1 (R-1) zoning district, to a Planned Development known as Midtown at Magnolia**; on approximately 11.759 acres of land; providing for an amendment of the zoning district map; containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

Mayor Pro-Tem Carbone made the motion, seconded by Councilmember Moore, to approve Ordinance No. 2000M-142 on its First Reading.

Mayor Reid read into the record the Planning & Zoning Commission's recommendation to forward to Council for approval of the Zone Change 2015-15Z.

City Planner Frankie Legaux reported the applicant proposes to change the zoning of approximately 11.759 acres located at the southeast corner of Magnolia Road and FM 1128/Manvel Road from Single Family Residential-1 (R-1) to a Planned Development (PD), to be known as Midtown at Magnolia for a mixed use development consisting of residential and commercial uses.

Voting "Aye" Councilmembers Hill, Ordeneaux, Carbone, Reed, and Moore.

Voting "No" None.

Motion Passed 5 to 0.

First Reading of Ordinance No. 1497-2 – An Ordinance of the City Council of the City of Pearland, Texas, amending Ordinance No. 1497-1 which previously established school zone speed limits for vehicles under the provisions of the Texas Transportation Code to extend the school zone speed limit along Pearland Parkway (Pearland High School), within the corporate limits of the City of Pearland, as set out in this ordinance; and providing a penalty.

Councilmember Reed made the motion, seconded by Councilmember Moore, to approve Ordinance No. 1497-2 on its First Reading.

Assistant City Manager Trent Epperson reported on January 13, 2014, the City Council approved Ordinance No. 1497 establishing the School Zone speed limits within the City. Pearland Parkway construction between Oiler Drive and Dixie Farm Road was completed in August of 2015. The current school zone on Pearland Parkway for the Pearland High School extends from Oiler Drive to 500 feet south of Wheatfield Boulevard. With the completion of Pearland Parkway south of Oiler Drive, staff is recommending to extend the school zone to 160 feet south of Oiler Drive which is 200 feet south of the school property. Speed zone studies were completed in accordance with the Texas Department of Transportation's (TxDOT) Procedures for Establishing Speed Zones. The proposed revisions, speed studies were completed on one new roadway segments – Pearland Parkway between Oiler Drive and Dixie Farm road and Kirby Drive, which was widened from two to four lanes, from Broadway Street to County Road 59. The speed studies on SH35 and Pearland Parkway were conducted by TxDOT and the remainder were conducted by the City.

Discussion ensued between Councilmember Hill and Assistant City Manager Trent Epperson regarding if a speed study was conducted before extending the school zone on Pearland Parkway.

Assistant City Manager Trent Epperson stated staff is going to look at the different options regarding the school speed zone at 5350 Magnolia Road for Magnolia Elementary.

Kris Schoeffler, 5205 Magnolia Street, addressed Council stating his concerns regarding a blind corner, no safe crosswalk within the school zone, and no pedestrian signage when walking to Magnolia Elementary School. He would like for Council to find a safe resolution.

Voting "Aye" Councilmembers Hill, Ordeneaux, Carbone, Reed, and Moore.

Voting "No" None.

Motion Passed 5 to 0.

First Reading of Ordinance No. 1494-1 – An Ordinance of the City Council of the City of Pearland, Texas, amending Ordinance No. 1494, establishing prima facie speed limits established for vehicles under the provisions of section 545.356, Texas transportation code, upon certain streets and highways, of parts thereof, within the corporate limits of the City of Pearland, as set out in this ordinance and providing a penalty.

Councilmember Moore made the motion, seconded by Mayor Pro-Tem Carbone, to approve Ordinance No. 1494-1 on its First Reading.

City Manager Clay Pearson stated Assistant City Manager Trent Epperson covered this staff report with the previous staff report.

Discussion ensued between Council and Assistant City Manager Trent Epperson regarding leaving the speed limit from Orange Street to Broadway Street/FM 518 to 40 MPH.

Councilmember Ordeneaux made the motion, seconded by Councilmember Moore to exclude the section of SH 35 to Orange Street to Broadway Street/FM 518.

Voting "Aye" Councilmembers Moore, Reed, Carbone, Ordeneaux, and Hill.

Voting "No" None.

Motion Passed 5 to 0.

Mayor Reid called for the vote on the original motion as amended.

Voting "Aye" Councilmembers Moore, Reed, Carbone, Ordeneaux and Hill.

Voting "No" None.

Motion Passed 5 to 0.

Council Action – Resolution No. R2016-22 – A Resolution and Order of the City Council of the City of Pearland, Texas, ordering the holding of a General Election to be held on Saturday, May 7, 2016, for the purpose of electing Councilmember Position No. 1, Councilmember Position No. 5 and New Councilmember Position No. 6 in and for the City of Pearland, Texas; establishing polling places; naming clerks; and establishing procedures for said Regular City Officers Election.

Councilmember Hill made the motion, seconded by Mayor Pro-Tem Carbone, to approve Resolution No. R2016-22.

City Secretary Young Lorfing reported on the schedule and locations for Election Day.

Voting "Aye" Councilmembers Hill, Ordeneaux, Carbone, Reed, and Moore.

Voting "No" None.

Motion Passed 5 to 0.

Council Action – Resolution No. R2016-24 – A Resolution of the City Council of the City of Pearland, Texas, authorizing the City Manager or his designee to enter into an Election Services Agreement with Brazoria County.

Councilmember Ordeneaux made the motion, seconded by Councilmember Moore, to approve Resolution No. R2016-24.

City Secretary Young Lorfing reported this is a contract for election services for May 7, 2016 General Election for Councilmember Position No. 1, Position No. 5 and a new Councilmember Position No. 6.

Voting "Aye" Councilmembers Moore, Reed, Carbone, Ordeneaux, and Hill.

Voting "No" None.

Motion Passed 5 to 0.

Council Action – Resolution No. R2016-19 – A Resolution of the City Council of the City of Pearland, Texas, authorizing the power of eminent domain to acquire fee simple title to certain property for the Hughes Ranch Road Improvement Project; being a 0.114 of one acre (4,982 square feet) parcel of land located in the H.T.& B. R.R. Co. Survey, Abstract No. 310, Brazoria County, Texas and being situated in Lot 9 of HICKORY PLACE, a subdivision per plat or map recorded in Volume 18, Pages 333 - 334, Brazoria County Map Records (B.C.MR.), said 0.114 acre parcel being out of and a part of the 1.047 acre residue of a tract described as 1.100 acres in a conveyance to Renee Gonzales, et ux recorded under Brazoria County Clerk's File (B.C.C.F.) No. 97036805, for the construction and maintenance of water, sewer, drainage and road improvements on certain real property described herein; authorizing the city attorney, or his designee, and other city officials to take such actions as are necessary to acquire said property, located within the city, by donation, purchase, or by the exercise of the power of eminent domain.

Mayor Pro-Tem Carbone made the motion, seconded by Councilmember Hill, to approve Resolution No. R2016-19.

City Attorney Darrin Coker stated he will report on R2016-19, R2016-20 and R2016-21 together since they are related. He reported this is the Hughes Ranch Road Project. He has been working with the property owner to reach a resolution on the value of the property. At this time negotiations have been unsuccessful. This resolution is the next step in the process before the City can acquire the property through the eminent domain process. Even after filing such an action, the City will continue efforts to resolve the acquisition by settlement.

Discussion ensued between Council and City Attorney Darrin Coker regarding homeowner's property being affected and the property owner's being notified.

Voting "Aye" Councilmembers Hill, Ordeneaux, Carbone, Reed, and Moore.

Voting "No" None.

Motion Passed 5 to 0.

Council Action – Resolution No. R2016-20 – A Resolution of the City Council of the City of Pearland, Texas, authorizing the power of eminent domain to acquire fee simple title to certain property for the Hughes Ranch Road Improvement Project; being a 2.4709 acre (107,634 square feet) parcel of land located in the H.T.& B. R.R. Co. Survey, Abstract No. 310, Brazoria County, Texas and being out of and a part of the Northerly portion of Lot 41, Block 1 of the ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, a subdivision per plat or map recorded in Volume 2, Page 107, Brazoria County Map Records (B.C.M.R.) and being that same tract described as 2.4803 acres on a conveyance to Jui-Lien Chou Ho and Ming Tao-Ho recorded under Brazoria County Clerk's File (B.C.C.F.) No. 9800813, for the construction and maintenance of water, sewer, drainage and road improvements on certain real property described herein; authorizing the city attorney, or his designee, and other city officials to take such actions as are necessary to acquire said property, located within the city, by donation, purchase, or by the exercise of the power of eminent domain.

Councilmember Reed made the motion, seconded by Councilmember Hill, to approve Resolution No. R2016-20.

Voting "Aye" Councilmembers Hill, Ordeneaux, Carbone, Reed, and Moore.

Voting "No" None.

Motion Passed 5 to 0.

Council Action – Resolution No. R2016-21– A Resolution of the City Council of the City of Pearland, Texas, authorizing the power of eminent domain to acquire fee simple title to certain property for the Hughes Ranch Road Improvement Project; being a 0.4553 of one acre (19,831 square feet) parcel of land located in the H.T.& B. R.R. Co. Survey, Abstract No. 310, Brazoria County, Texas and being situated in Lot 41, Block 1 of the ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, a subdivision per plat or map recorded in Volume 2, Page 107, Brazoria County Map Records (B.C.M.R.), and being out of and a part of a 7.2028 acre tract described in a conveyance to Manju K. Mani, et ux recorded under Brazoria County Clerk's File No. 2012001784, for the construction and maintenance of water, sewer, drainage and road improvements on certain real property described herein; authorizing the city attorney, or his designee, and other city officials to take such actions as are necessary to acquire said property, located within the city, by donation, purchase, or by the exercise of the power of eminent domain.

Councilmember Moore made the motion, seconded by Councilmember Reed, to approve Resolution No. R2016-21.

Voting "Aye" Councilmembers Hill, Ordeneaux, Carbone, Reed, and Moore.

Voting "No" None.

Motion Passed 5 to 0.

Council Action – Resolution No. R2016-8 – A Resolution of the City Council of the City of Pearland, Texas, renewing a unit supply contract for mechanical services, associated with Public Works facilities maintenance and repairs, to STP Services in the estimated amount of \$700,000.00, for the period of February 24, 2016 to February 23, 2017.

Councilmember Hill made the motion, seconded by Councilmember Reed, to approve Resolution No. R2016-8.

City Manager Clay Pearson reported Council is being asked to approve a contract for mechanical services, maintenance and repairs for Public Works facilities to STP Services, with a total expenditures estimated at \$700,000.00 for the period of February 24, 2016 to February 23, 2017.

Discussion ensued between Councilmember Reed and Public Works Director Eric Wilson regarding other bids received.

Voting "Aye" Councilmembers Moore, Reed, Carbone, Ordeneaux, and Hill.

Voting "No" None.

Motion Passed 5 to 0.

Council Input and Discussion – Regarding Policy on City provided sound walls or similar screened on road projects after a residential project is platted.

Assistant City Manager Trent Pearson gave a history of sound barriers regarding City projects.

Councilmember Reid stated he asked that this be put on the agenda hoping to find a solution to complete the sound wall for the Southern Trails Subdivision.

Esmeralda Valdez, 3411 Dove Shores Lane, addressed Council stating her concerns regarding the sound wall for Southern Trails subdivision. It was started, but never finished.

Victor Garcia, 3400 Dove Shores Lane, addressed Council stating his concerns regarding an incomplete sound wall. Having a sound wall would be a major plus for his family.

Travis McGuire, 12502 Fall Branch Lane, addressed Council stating he is on the Homeowners Association Board. He stated he appreciates Council putting this on the agenda and asked Council if something can be done to complete the sound wall in the Southern Trails subdivision.

Deborah Johnson, 12520 Ivy Run Lane, addressed Council stating she and her husband moved to Pearland in 2013. They built their home with an outdoor entertainment and living area. It is disappointing with the noise of the traffic and safety reasons it is keeping them from enjoying their backyard. She asked Council for their help and support for a sound wall in their subdivision.

Marcus Wiley, 3412 Dove Shores Lane, addressed Council stating he and his family and his mother moved to Pearland to get away from the noise and traffic. He asked Council for their help in getting a sound wall for the subdivision because of the noise and safety reasons.

Shane Tseng, 12612 Floral Park Lane, addressed Council stating his backyard faces Kingsley Drive. At Christmas time a vehicle drove through his back fence into his yard. After that incident he would like to ask Council for their consideration in having a sound wall put up in his subdivision.

Larardo Walker, 3410 Dove Shores Lane, addressed Council stating when he and his family purchased their home they were not aware the two lane road behind their home would become a four lane road. He asked Council for their consideration for a sound wall, not only because of the noise but also for the safety of their children.

Councilmember Moore asked if the Homeowners Association decided to pay to have a sound wall installed, what requirements would they fall under.

Assistant City Manager Trent Epperson stated they would not fall under any requirements regarding sound, aesthetics would fall under the Unified Development Code (UDC).

Councilmember Moore stated if the City is not going to give them a sound wall there would be no UDC. If the Homeowner's Association pay to have a sound wall installed it is wrong for the City to tell them it has to look and be installed a certain way.

Councilmember Ordeneaux stated the unfortunate thing is once land is plated, things fall into place. He views this situation that it is the developer. The developer knew the road was coming through. The developer should have done something regarding the sound wall. He stated if the City built sound walls for everyone that wanted one, the City would be broke. He further stated he does not see the City having the funds or setting a president and going down this road.

Councilmember Reed stated he agrees with Councilmember Ordeneaux regarding the developer. The developer is one of the main culprits. Even though this is a State funded project it effects the City of Pearland and these are Pearland citizens. He would like for Staff to contact all the parties involved, the state, county and the developer. Have them come together and find a solution to fix this.

Councilmember Ordeneaux stated he does not want to give anyone false hope. With pass history the State of Texas is not going to do anything.

Mayor Pro-Tem Carbone stated one thing that can be done immediately is contact the County Commissioner to see what can be done from that side.

Councilmember Hill stated he would be unopposed in seeing if the Homeowners Association, City, County and the Developer come together and work out a joint venture.

City Manager Clay Pearson stated the City is in a good position to get the four major players, the Homeowners Association, County, City and the Developer to come to the table and possibly work out a solution.

Council Input and Discussion – Regarding financial planning for the coming Water and Wastewater Debt Maturity and Structure.

Finance Consultant Claire Bogard gave a presentation regarding the Debt Maturity and Structure.

Assistant City Manager Trent Epperson gave a preview of the Water and Sewer Capital Program.

Discussion ensued between Council and Assistant City Manager Trent Epperson regarding the City has the rights to pull a total of 16 million gallons of water a day from the City of Houston and putting in more wells.

Discussion ensued between Council and Assistant City Manager Trent Epperson regarding the McHard Road Waterline project and piping water from the east to the west.

Discussion ensued between Council and Director of Public Works Eric Wilson regarding the expense of the usage of deep well water opposed to surface water.

City Manager Clay Pearson thanked Staff for the work they did on this presentation.

Councilmember Ordeneaux stated this is about revenue impacts which he assumes this will be selling a lot more water. Is there any way to estimate what the rate increase would look like.

Finance Consultant Claire Bogard stated she cannot estimate the rate increase without knowing if it will be put on the base, the volume, or increase the landscaping rate verses the residential rate. She further stated when Council and Staff get to the Rate Model Staff will be seeking feedback from Council on a policy direction.

Councilmember Ordeneaux stated he wants people to be aware when looking at their bill the revenue will go up 162% which will be divided among many more users.

Discussion ensued between Councilmember Moore and Director of Finance Claire Bogard regarding if this will get the City where it needs to be as far as all the build out.

Discussion ensued between Councilmember Hill and Director of Public Works Eric Wilson regarding Proposition One and water projects throughout the State of Texas.

Mayor Reid stated the City is trying to move in the direction of paying off principal sooner and lowering the interest cost. The City needs to have a good rate structure to keep up with the debt service.

Discussion ensued between Mayor Pro-Tem Carbone and Director of Public Works Eric Wilson regarding realistic terms of life on service water and the larger waste water treatment facilities.

Finance Consultant Claire Bogard stated the City shall seek to begin making attempts to structure future debt issuance, where affordable, to a declining debt structure. As such, staff ran and assessed six different options of debt structures.

- Option 1. Current Structure of 25-year maturity with level debt service.
- Option 2. 25-year maturity with level principal, declining structure.
- Option 3. 20-year maturity with level principal, declining structure.
- Option 4. 25-year maturity with level principal, except for a 30 year maturity for a 2019 debt Issuance totaling \$63 million, declining structure.
- Option 5. 20 and 25 year maturity based on useful life, level principal, declining structure.
- Option 6. 20 and 30 year maturity based on useful life, level principal, declining structure.

Mayor Pro-Tem Carbone stated he is thinking about Option 5 and potentially Option 6 because that is more of a fair approach for the current and future citizens.

Discussion ensued between Mayor Pro-Tem Carbone and Assistant City Manager Trent Epperson regarding a time the City of Pearland can be a seller to decrease the burden on the residents.

Councilmember Ordeneaux stated he would like to see from 2000 to today what the City's revenue has done in the past.

Councilmember Hill stated he would be comfortable with Option 5. He stated it is hard to know what is best, when we do not know what will happen with annexation or what the numbers are going to be.

Discussion ensued between Councilmember Moore and Director of Public Works Eric Wilson regarding the life span of the inner workings of the water plants and the average cost of maintenance and replacing equipment over a 20 to 30 year life span.

Deputy City Manager Jon Branson stated he heard all the Councilmembers state Option 5 of the debt structure.

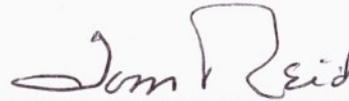
MAYOR/COUNCIL ISSUES FOR FUTURE CITY COUNCIL AGENDAS

OTHER BUSINESS: None

ADJOURNMENT

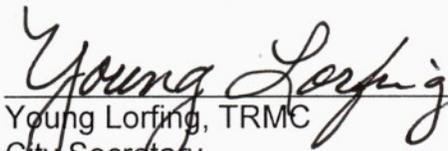
Meeting was adjourned at 9:38 p.m.

Minutes approved as submitted and/or corrected this the 14th day of March, A.D., 2016.



Tom Reid
Mayor

ATTEST:



Young Loring, TRMC
City Secretary

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