

MINUTES
CITY COUNCIL, PLANNING AND ZONING COMMISSION, AND STAFFORD
ECONOMIC DEVELOPMENT CORPORATION JOINT WORKSHOP
CITY OF STAFFORD, TEXAS
WEDNESDAY, AUGUST 10, 2022

On the 10th day of August 2022, at 7:00 p.m., the City Council, Planning & Zoning Commission, and Stafford Economic Development Corporation Board of Stafford, Texas met in the Council Chambers. The following members of City Council were present: Mayor Cecil Willis Jr., Mayor Pro Tem Don Jones, and Council Members Alice Chen, William K. Bostic Jr., Wen Guerra, and Ken Mathew. Absent: Council Member Xavier Herrera. The following members of the Planning & Zoning Commission were present: Vice-Chair Adam Sanchez, and Commission Members Aldrin George, Lana Hoelsing, Joe Rome, and Mathew Vairamon. Absent: Commission Member Mary Ann Smith. The following members of the Stafford Economic Development Corporation Board were present: President Wen Guerra, Vice-President Ken Mathew, and Board Members Gwen Goodwin, Randy Krahn, Damon Leonetti, and Joe Rome. Absent: Board Member Lawrence Vaccaro. The following City staff were present: City Secretary Roxanne Benitez, Assistant City Secretary Shandra Phillips, Director of Public Works / Development Services Jose Pastrana, Code Compliance Administrator Scott McElrath, Senior Development Services Specialist Laura Morales, and City Attorney Art Pertile (arrived at 7:01 p.m.).

1. Call to Order by Mayor Willis.

Mayor Willis called the joint workshop to order at 7:00 p.m.

2. Pledges of Allegiance.

Planning & Zoning Commission Vice-Chair Sanchez led the pledge to the United States flag. Mayor Pro Tem Jones led the pledge to the Texas flag.

3. (a) Presentation by City Engineer Bob Jones, with Jones Engineering Solutions, regarding Various Watersheds and Associated Facilities and Operations within the City of Stafford.

Mayor Willis advised that the current master drainage plan was adopted in 1987. He also advised that the City of Stafford works with the surrounding cities such as Meadows Place, Missouri City, and Sugar Land regarding drainage.

City Engineer Bob Jones, with Jones Engineering Solutions, provided a PowerPoint presentation on the following:

- Physical Constraints in City – located in two counties: Harris and Fort Bend, Union Pacific railroad line, TxDOT properties inside the City, and canal system.

- Area Detention Ponds – Keegan Bayou, Willow Waterhole Bayou, Brays Bayou, Sims Bayou, Houston Ship Bayou, and Oyster Creek.
- GCWA Canal Flume which may increase drainage in Stafford Run area
- City's restrictions on the amount of water that can be released into the area detention ponds

(b) Questions and Comments from the City Council, Planning and Zoning Commission, and Stafford Economic Development Corporation.

The following questions and/or comments were received from members of the City Council, Planning and Zoning Commission, and Stafford Economic Development Corporation (SEDC) Board:

- Council Member / SEDC President Guerra advised that the SEDC works with businesses on approving drainage. He also advised that many entities such as Missouri City and Sugar Land were involved, and added that the City must work with neighboring cities.
- Planning & Zoning Commission Vice-Chair Sanchez commended City Engineer Jones for the time and effort spent in creating his presentation. He asked about collaboration with other cities. Mr. Jones advised that the cities usually coordinate on specific drainage projects.
- SEDC Director Rome advised that the City has been examining drainage since the 1970s and provided a brief history. He commended City Engineer Jones on his presentation.
- Council Member Mathew commended City Engineer Jones on his presentation and providing history.
- Planning & Zoning Commission Member Hoelsing thanked City Engineer Jones for his presentation. She advised that Stafford had been very fortunate to avoid major flooding.
- SEDC Director Goodwin commended City Engineer Jones and asked if there were any drainage issues at the Fountains. Mr. Jones advised that the Fountains currently have a pump system that needs to be upgraded.
- Council Member Chen thanked City Engineer Jones for his detailed presentation. She advised that water brought mosquitos, and that the Council should find solutions to improve the quality of life for all residents.
- SEDC Director Krahn advised that the drainage plan was thirty-five years old, making it obsolete. He suggested that a new drainage plan be created and updated every 5-10 years. He also advised that the City needed to plan for the future as well as maintenance.
- Mayor Pro Tem Jones commended City Engineer Jones for his excellent presentation. He asked if there was a pump system located in the Vaccaro

Manor detention pond. City Engineer Jones advised that a pump system was not a solution for a detention pond. Mayor Pro Tem Jones asked about the current condition of the drainage system. City Engineer Jones advised that the pipes would be easy to inspect and added that Stafford does an excellent job of maintaining the ditches. He also advised that ditches were not being maintained in the neighboring cities. City Engineer Jones suggested that a spot checking of pipes be done to verify that they were installed properly. He also advised that pipes could last 75-100 years.

- Planning & Zoning Commission Member Hoelsing asked City Engineer Jones if he believed there were several damaged pipes in the City. Mr. Jones advised that there may be only a few bad areas.
- Council Member / SEDC President Guerra suggested that, if a study is performed, areas that have reached drainage capacity, should be reviewed. He also suggested that the City should continue communications with neighboring cities.

(c) Public comments on item (a.)

- Manuel Hinojosa, who lives at 12807 Linda Street, thanked City Engineer Jones, the City Council, Planning and Zoning Commission, and Stafford Economic Development Corporation Board. He also advised that he appreciated the presentation as it provided history and perspective. Mr. Hinojosa advised that he believed the City has an excellent drainage system and added that it was better than other cities. He also advised that he lives in a low-lying area and requested that there be mitigation as thirty minutes seems like a long time. Mr. Hinojosa asked what the next steps would be and if there were funds available in the budget for a drainage study.
- Joe Longoria, who lives at 12811 Linda Street, expressed gratitude to City Engineer Jones, the City Council, Planning & Zoning Commission, and Stafford Economic Development Corporation Board. He advised that he has lived in Stafford for forty-seven years and asked who maintained Cravens Road and surrounding ditches as there had been issues on Linda and Rose Ann streets. Mr. Longoria advised that he contacted State Representative Rodney Ellis, Congressman Al Green, the Harris County Flood Control District, and Army Corp of Engineers and requested assistance with flooding on Linda and Rose Ann streets. He also advised that standing water was in the ditches for thirteen days which brought mosquitos. Mr. Longoria advised that there were potential problems in Vaccaro Manor. He also advised that there had been issues on Linda and Rose Ann streets for thirty years and added that four people moved from Linda Street. Mr. Longoria requested that neighborhoods should be prioritized during the planning process. He asked if the houses on Linda

and Rose Ann streets drained into the detention pond located by Floor and Décor. Mayor Willis advised that Harris County owned most of Cravens Road and that they should be maintaining it.

Planning & Zoning Commission Vice-Chair Sanchez exited the meeting at 9:06 p.m.

Mr. Longoria asked if the City could provide sandbags to residents. Mayor Willis advised that they could not as it could cause surrounding residences to flood. City Attorney Pertile advised that it would not be a wise move.

Planning & Zoning Commission Vice-Chair Sanchez entered the meeting at 9:07 p.m.

- Tim Wood, who lives at 2022 Secretariat Drive, thanked City Engineer Jones for his insightful presentation and the City Council for inviting Mr. Jones. He asked why the Crestmont and Gulf Court areas had curbs, but not gutters and also asked how the water drained without gutters. Mr. Wood advised that Present Street flooded often and was a problem area. He also advised that he supported a comprehensive study that allowed resident input.

Mayor Willis thanked everyone for their attendance and input. He also advised that when he and Staff met with the other entities, many of the employees were new. Mayor Willis advised that Stafford representatives knew that the City owned 60% of Willow Waterhole and provided documentation to the other entities. He also advised that all water connections must work and added that each city had the authority to regulate water flow in their city or county. Mayor Willis advised that an interlocal agreement had been executed with the Fort Bend County Drainage District. He also advised that the City was currently working on an interlocal agreement with Fort Bend County Road and Bridge. Mayor Willis advised that the City was working with Missouri City on having them clean out their side of the shared ditches. He also advised that the 1987 drainage study was a foundation document that needed to be reviewed and updated. Mayor Willis advised that the next steps would be to hold a future discussion on mobility with the City Council, Stafford Economic Development Corporation Board, and Planning and Zoning Commission.

(d) Consideration of appropriate action on item (a).


No action was taken.

4. Adjournment.

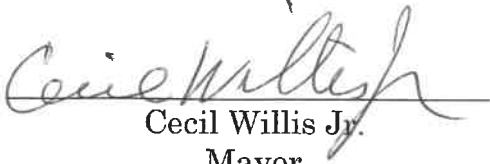
Council Member Chen made a motion to adjourn the meeting at 9:21 p.m., and Council Member Guerra seconded the motion. Mayor Willis, Mayor Pro Tem

Jones, and Council Members Bostic, Chen, Guerra, and Mathew voted “Aye”.
“Nay” – none. Motion carried 6-0.

ATTEST:



Roxanne Benitez
City Secretary



Cecil Willis Jr.
Mayor