

MINUTES  
REGULAR CITY COUNCIL MEETING  
CITY OF STAFFORD, TEXAS  
WEDNESDAY, AUGUST 21, 2024

On the 21<sup>st</sup> day of August, 2024, at 6:30 p.m., the City Council of Stafford, Texas met in regular session in the Council Chambers. Mayor Mathew called the meeting to order. The following members of the City Council were present: Mayor Ken Mathew, Mayor Pro Tem Alice Chen and Council Members William K. Bostic Jr. (arrived at 6:33 p.m.), Tim Wood, Christopher Caldwell, Virginia Rosas, and Xavier Herrera (arrived at 6:35 p.m.; left at 8:22 p.m.). Absent: None. The following City Staff were present: City Secretary Roxanne Benitez, Chief of Police Richard Ramirez, Director of Public Works/Development Services Kyle Jung, City Planner Thomas Coon, Senior Development Services Specialist Laura Morales, Fire Marshal Jon Lopez, and City Attorney Bridgette Begle.

NOTE: Items appearing in these minutes are in the order they were discussed, not necessarily in the order they appeared on the agenda.

1. Call to Order.

Mayor Mathew called the meeting to order at 6:30 p.m.

2. Pledges of Allegiance.

Mayor Pro Tem Chen led the pledge to the United States flag. Council Member Rosas led the pledge to the Texas flag.

3. Public Comments.

Public Comments were received from the following:

- Cliff Cowperthwait, who lives at 111 Squires Bend, spoke about the lack of a budget for the next fiscal year. He recommended that there be a Plan C and D. Mr. Cowperthwait suggested that Council Members provide ideas to fund the budget and advised that cuts were going to have to be made. He also suggested that the \$3.1 million deficit be put back into the budget. Mr. Cowperthwait advised that the City Council could make budget amendments throughout the year.
- Lana Hoelsing, who lives at 327 N. Esplanade Lane, spoke regarding Agenda Item 4 and advised that the Planning and Zoning Commission denied the proposal.

4. (a) Discussion of an ordinance amending Chapter 102 of the Code of Ordinances, the same being the City's Comprehensive Zoning Ordinance, to allow for the addition of a Planned Development District that includes Commercial/Retail and Light Industrial uses, located at 12439 – 12515 Murphy Road.

City Planner Thomas Coon provided a PowerPoint presentation on the proposed planned development district. He advised that Staff recommended approval. He also advised that the Planning and Zoning Commission did not recommend approval.

Mr. Coon answered questions from the Council Members.

Cory Driskill, with Crow Holdings Development, provided a PowerPoint presentation regarding the proposed development.

Mr. Driskill answered questions from the Council Members.

Mr. Coon also answered questions from the Council Members.

The Council Members expressed their concerns.

(b) Public Hearing.

The public hearing opened at 7:25 p.m.

Public Comments were received from the following:

- Jeff Johnson, one of the property owners, advised that his family owned the property for 140 years. He also advised that the City was a warehouse district and added that retail businesses did not want to move there. Mr. Johnson advised that he had attempted to sell the property for ten years. He spoke about what was currently on his property as well as the neighboring properties.
- Marc Blau, one of the property owners, spoke on the dimensions of the property. He spoke on the developer's experience. Mr. Blau also spoke on the various businesses currently in the City.

Council Member Wood made a motion to allow Mr. Blau to speak for an additional minute, and Mayor Pro Tem Chen seconded the motion. Mayor Mathew, Mayor Pro Tem Chen, and Council Members Bostic, Wood, Caldwell, Rosas, and Herrera voted "Aye". "Nay" – none. Motion carried 7-0.

- Mr. Blau spoke about what proposed businesses want. He also spoke about his experience.
- A.J. Williams, the owners' representative for the five property owners, spoke on the proposed development and provided hard copies of emails he received from various developers. He advised that he reached out to several developers, and none were interested. Mr. Williams encouraged the Council Members to read the emails before making a decision. He spoke on what was currently on the properties. Mr. Williams also spoke on the limited access to the properties.

Council Member Wood made a motion to allow Mr. Williams to speak for an additional minute, and Mayor Pro Tem Chen seconded the motion. Mayor Mathew, Mayor Pro Tem Chen, and Council Members Bostic, Wood, Caldwell, Rosas, and Herrera voted "Aye". "Nay" – none. Motion carried 7-0.

- Mr. Williams spoke on his efforts to sell the property to retail developers and the lack of retail tenant activity in the City. He advised that a retail development was not suitable nor the highest and best use for the property.
- Lana Hoelsing, who lives at 327 N. Esplanade Lane, spoke on the proposed development and developers. She advised that another warehouse was not needed. Mrs. Hoelsing suggested that the City Council not approve the item.
- Cliff Cowperthwait, who lives at 111 Squires Bend and a Planning and Zoning Commission Member, spoke on the reasoning behind the Commission's recommendation. He also spoke about what would need to be done prior to a certificate of occupancy being issued.

The public hearing closed at 7:40 p.m.

(c) Possible consideration of appropriate action on item (a).

Council Member Wood made a motion to deny the proposed ordinance, and Council Member Caldwell seconded the motion. Mayor Mathew, Mayor Pro Tem Chen and Council Members Wood and Caldwell, voted "Aye". "Nay" – Council Members Bostic, Rosas, and Herrera. Motion carried 4-3.

5. (a) Discussion of a budget transfer, in the amount of \$29,000.00, to cover costs for Fire Plan Review and Inspections, for Fiscal Year 2023-2024.

Senior Development Services Specialist Laura Morales advised that Development Services requested additional funds to cover the remainder of the year for fire plan review and inspections.

Ms. Morales answered questions from the Council Members.

(b) Public Comments on item (a).

None.

(c) Possible consideration of appropriate action on item (a).

Mayor Pro Tem Chen made a motion to approve the budget transfer, as presented, and Council Member Bostic seconded the motion. Mayor Mathew, Mayor Pro Tem Chen, and Council Members Bostic, Wood, Caldwell, Rosas, and Herrera voted "Aye". "Nay" – None. Motion carried 7-0.

6. (a) Update and Discussion regarding the City of Stafford and Stafford Municipal School District collaboration to celebrate National Hispanic Heritage Month to be held on September 20-21, 2024.

Council Member Herrera, the Committee Chair for the event, provided event details. He advised that the event would utilize hotel occupancy tax funds.

Council Member Rosas, a Committee Member, provided the outcome of a meeting that was held earlier that day. She spoke on the various permit fees

that would be required for the event and requested that the permit fees be waived for food trucks as well as allow food permits from neighboring cities. Council Member Rosas suggested that the mobile food vendor ordinance be updated.

Chief Richard Ramirez, a Committee Member, answered questions from the Council Members. Council Member Rosas also answered questions from the other Council Members.

(b) Public Comments on item (a).

Public Comments were received from the following:

- Cliff Cowperthwait, who lives at 111 Squires Bend, spoke on food trucks as well as City food truck regulations and ordinances. He advised that the vendors had thirty days to obtain a food truck permit and other correct permits.
- Bryan Blaum, FMSquared President, recommended that the Council Members pass the item as presented.

(c) Possible consideration of appropriate action on item (a).

After a brief discussion, Mayor Pro Tem Chen made a motion to waive fees for all booths for this event only, and Council Member Herrera seconded the motion. Mayor Mathew, Mayor Pro Tem Chen, and Council Members Bostic, Wood, Caldwell, Rosas, and Herrera voted “Aye”. “Nay” – None. Motion carried 7-0.

At this time, Mayor Pro Tem Chen made a subsequent motion to accept food permits from all cities in Fort Bend County and waive permit fees with a donation of \$100.00 to go towards the scholarship fund for this event, and Council Member Bostic seconded the motion. Mayor Mathew, Mayor Pro Tem Chen, and Council Members Bostic, Wood, Caldwell, Rosas, and Herrera voted “Aye”. “Nay” – None. Motion carried 7-0.

At this time, Council Member Wood made a motion to allow the operation of food trucks at this event, and Mayor Pro Tem Chen seconded the motion. Mayor Mathew, Mayor Pro Tem Chen, and Council Members Bostic, Wood, Caldwell, Rosas, and Herrera voted “Aye”. “Nay” – None. Motion carried 7-0.

## 7. Council Reports.

### Council Member Rosas

- Wished SMSD Board President Manuel Hinojosa a happy birthday.
- Wished Marin Morales and Tracey Armintor, in the Multimedia Department, a happy birthday.

### Council Member Wood

- Spoke on the lack of air conditioning in some of the SMSD schools.
- Spoke on SMSD school year and school sports. He also spoke on the first volleyball, tennis, and football games that had recently occurred or would occur soon.

- Wished a happy early birthday to his wife, Brisa.

Mayor Pro Tem Chen

- Advised all to be aware of students and suggested that they be careful.
- Advised that an animal adoption event would be held on Saturday, August 24 at Lazy Dog restaurant.
- Advised that August 26 was Women’s Equality Day and provided the history on women’s right to vote.

Council Member Bostic

- Advised that SMSD and City Council would be holding a joint meeting on Monday, August 26 at 7:00 p.m. at the Scarcella Administration building.

8. (a) Consent Agenda (Items i.-vi.). Any item tagged will be discussed and considered at the conclusion of this item or at the next regular City Council Meeting; any item approved will include payment of expenses.
- (i.) Training request by Court Director Nicole Nguyen to attend the TCCA Conference, in the amount of \$300.00.
- (ii.) Training request by Chief of Police Richard Ramirez, for J. Williams, to attend Finding Wellness CIT Update mandated training, in the amount of \$00.00.
- (iii.) Resolution approving a license agreement with the Synchronized Swim Team for use of the Stafford City Pool.
- (iv.) Resolution approving an interlocal agreement with the Fort Bend Independent School District for use of the Stafford City Pool.
- (v.) Request by the Fort Bend County Fair to advertise on the electronic billboards located in Stafford comparable to previous years.
- (vi.) Request by Director of Public Works/Development Services Kyle Jung, for the ratification of TDSHS Euthanasia Technician training, received by P. Ramirez and reimbursement to said employee, in the amount of \$75.00.

Mayor Pro Tem Chen and Council Member Wood asked questions regarding item (iv.).

(b) Public Comments on item (a).

None.

(c) Possible consideration of appropriate action on items (i.-vi.).

Mayor Pro Tem Chen made a motion to approve all items on the Consent Agenda, as presented, and Council Member Rosas seconded the motion. Mayor Mathew, Mayor Pro Tem Chen and Council Members Bostic, Wood, Caldwell, and Rosas voted “Aye”. “Nay” – None. Motion carried 6-0.

9. (a) Approval of Minutes from the June 26, 2024 Special Called City Council Meeting.

No discussion was held.

(b) Public Comments on item (a).

None.

(c) Possible Consideration of appropriate action on item (a).

Council Member Wood made a motion to approve the minutes, as presented, and Mayor Pro Tem Chen seconded the motion. Mayor Mathew, Mayor Pro Tem Chen, and Council Members Bostic, Wood, Caldwell, and Rosas voted "Aye". "Nay" – None. Motion carried 6-0.

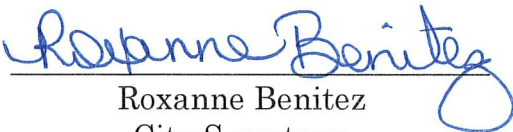
10. Council Member requests for future agenda items.

None.

11. Adjournment.

Without objection, the meeting adjourned at 8:24 p.m.

ATTEST:

  
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Roxanne Benitez  
City Secretary

  
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Ken Mathew  
Mayor