

CITY OF ROSENBERG

WORKSHOP CITY COUNCIL MEETING MINUTES

On this the 23rd day of August, 2016, the City Council of the City of Rosenberg, Fort Bend County, Texas, met in a Workshop Session, in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas

Present Cynthia A. McConathy, Mayor
William Benton, Councilor at Large, Position 1
Amanda J. Barta, Councilor at Large, Position 2
Jimmie J. Pena, Councilor, District 1
Susan Euton, Councilor, District 2
Alice Jozwiak, Councilor, District 3
Lynn Moses, Councilor, District 4

Staff Present Scott M. Tschirhart, City Attorney
Linda Cernosek, City Secretary
John Maresh, Interim City Manager
Joyce Vasut, Executive Director of Administrative Services
Travis Tanner, Executive Director of Community Development
Tonya Palmer, Building Official
Lori Remington, Human Resources Director
Dallis Warren, Police Chief
Tracie Dunn, Assistant Police Chief
Wade Goates, Fire Chief
Randall Malik, Economic Development Director
Rigo Calzoncin, Public Works Director
Melissa Pena, Program Manager
Jenny Pavlovich, Communications Manager
Luis Garza, Finance Manager
Daniel Kelleher, Main Street Manager
Steven Trevino, Interim Director of Technology
Danyel Swint, Executive Assistant
Joseph Rogers, Police Sergeant
Justin Rodgers, Police Officer

Call to order: City Hall Council Chamber
Mayor McConathy called the meeting to order at 8 14 p m.

AGENDA

1. **Review and discuss a proposed Texas Department of Transportation (TxDOT) Project regarding an overpass over the BNSF rail line between Lane Drive and FM 3155, and take action as necessary to direct staff.**

EXECUTIVE SUMMARY

This item has been included to provide an opportunity for City Council to discuss the Texas Department of Transportation (TxDOT) project to construct an overpass between Lane Drive and FM 3155.

KEY DISCUSSION POINTS

- John Maresh read the Executive Summary and explained the item and introduced Mr. Grady Mapes, the Fort Bend Area Engineer for TxDOT.
- Mr. Mapes was present to follow up on the US 90A overpass bridge between Lane Drive and FM 3155. His presentation shows what the bridge and retaining walls will look like and answer any questions the Council may have for him.
- Mr. Mapes introduced Mr. Dana Cote, Landscape Architect with TxDOT.
- Mr. Cote was included in this project to address the concern of what the bridge will look like.
- TxDOT presented the slides of the aesthetics of the bridge. The Rosenberg side would be consistent with the panels on the overpass structure of the Highway 59/I-69 corridor. The landscaping will follow the construction and will contain plants and trees native to Texas. The project will let in December 2016 and is

scheduled to be a three (3) year project.

- Ms. Kimlinh Nguyen, TxDOT, was also present to answer questions.
- Councilor concerns were the number of lanes on the bridge, turning lanes, and back up on FM 3155 (Collins Road), as well as the steep grade of the bridge
- Councilors also were concerned with the project getting started at the same time as the construction to every major corridor leading into Rosenberg
- Mayor McConathy reported she had addressed this at previous TxDOT meetings. TxDOT has the funding for this right now and if the project is delayed, it may not be funded. That is the reason all construction is coming at once.
- Mr. Mapes stated that there may be times TxDOT closes the lanes of traffic, but it would be during non-peak traffic hours
- Councilors also asked how is this project benefiting Rosenberg, and Mr. Mapes explained the intersection floods all the time and the pump station is very old and the cost of the pump station is significant. This project will alleviate those issues.
- Mayor McConathy explained the rest of the Council was not privy to this project detail, but she had expressed all these concerns in the meetings with TxDOT and City staff early in this process: the frustrations that all Rosenberg thoroughfares will be under construction at the same time. This is a State highway and TxDOT must do what they have to do. She also asked that TxDOT come back with maps and models to show this Council what is coming and Council can better address the questions that will come to them from the citizens.
- Mr. Mapes offered to take calls from citizens that have concerns, and he will answer them directly

2. Review and discuss FEMA's Direct Housing Program, and take action as necessary to direct staff.

EXECUTIVE SUMMARY

This discussion item has been included to allow an opportunity for City Council to discuss a temporary waiver of the City's mobile home regulations for flood-affected residences. City staff had the opportunity to attend a presentation by FEMA and Fort Bend County on August 10, 2016, regarding FEMA's Direct Housing Program (Program). Staff's understanding from the presentation is that the City would have to pass a temporary waiver of its "Mobile Home" Ordinance to participate in the Program. As an example, the proposed waiver would allow flood-affected residents to have a mobile home on their property for up to 18 months while repairs are made. Alternatively, they could have one in an existing mobile home park. The City would have to be specific to not extend the scope of the Program beyond that.

According to the same presentation, FEMA mobile home parks are an almost entirely different issue requiring additional local and federal approvals. Additionally, it is highly questionable if there is the necessary land available with utilities where the owner/s would allow FEMA to locate such a park. This was acknowledged by FEMA and Fort Bend County representatives at the above meeting as being a likely challenge. It was also acknowledged that FEMA mobile home parks are often considered a last resort for housing assistance

If the City wants to allow residents to have temporary FEMA mobile homes on their property, or in an existing mobile home park, the waiver must be decided by City Council. It should be understood there will still be challenges because there is not enough space on many of the lots, even if building setback lines are waived as well. The temporary placement would also be required to meet all FEMA and City adopted floodplain regulations, meaning the temporary homes would have to be elevated above the 100-year floodplain. Attached for City Council's review are the following

- Presentation - Direct Housing Mission, August 10, 2016;
- FEMA Disaster Assistance Directorate - Guidance Memorandum;
- Example of public notice, and
- Example waiver.

Should City Council want to consider such a waiver, staff will prepare one for placement on an upcoming regular meeting Agenda. The next step would then be for City staff to notify Fort Bend County of its intent to participate in the Program.

KEY DISCUSSION POINTS

- Travis Tanner presented a program overview of the FEMA Direct Housing Mission.
- He explained FEMA manufactured homes must be elevated above base flood elevation, and based on those elevations, only eight (8) to ten (10) properties would qualify or benefit from this program in Rosenberg.
- Mr. Tanner clarified this proposal does not involve FEMA manufactured mobile home parks. That would require federal and local approvals.
- Mr. Tanner explained, if the Council directs staff to move forward on this item, there will still be challenges because there is not a lot of space on the lots that are affected to fit a manufactured home.
- A consensus of the Council was to direct staff to consider the waiver for residency for FEMA's Direct Housing Program to people affected by the flood, but Council is not in favor of the sales program.

3 Adjournment.

There being no further business, Mayor McConathy adjourned the meeting at 9.33 p m.



Linda Cernosek

Linda Cernosek, TRMC, City Secretary