

MINUTES OF THE CITY COUNCIL REGULAR MEETING

THE 1902th 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 16, 2026 AT 7:30 P.M. AND JOINT PUBLIC HEARING WITH PLANNING AND ZONING COMMISSION.

MEMBERS PRESENT:

JERRY MOUTON	MAYOR
SHERRY GARRISON	COUNCILWOMAN
TJ HAIGHT	COUNCILMAN
TOMMY GINN	COUNCILMAN
JUSTIN LEAGUE	COUNCILMAN
ERIC RIPLEY	COUNCILMAN
GEORGETTE FORD	COUNCILWOMAN

PLANNING AND ZONING COMMISSIONERS PRESENT:

MITCHELL CRAFT	SECRETARY
ALISHA MELTON	COMMISSIONER
ELIZABETH DELGADO	COMMISSIONER

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES	CITY MANAGER
SARA COSTLOW	ASSISTANT CITY MANAGER
JIM FOX	CITY ATTORNEY
ANGELA SMITH	CITY SECRETARY

CALL TO ORDER - Mayor Mouton called the meeting to order at 7:30 p.m.

INVOCATION - The invocation was given by Councilman Ripley

PLEDGE OF ALLEGIANCE – Councilwoman Ford led the Pledge of Allegiance to the United States Flag and the Texas Flag.

COMMENTS FROM THE AUDIENCE - No comments received by the public.

TAX PAYER IMPACT STATEMENT

House Bill 1522, passed by the 89th Texas Legislature, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill

in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

CITY OF DEER PARK - TAXPAYER IMPACT STATEMENT

Description	FY 2024-2025	FY 2025-2026	FY 2025-2026
	Adopted Tax Rate	Adopted Tax Rate	No New Revenue Rate
Tax Rate per \$100 Valuation	\$0.720000	\$0.720000	\$0.685560
Median Taxable Value Homestead	\$193,254.00	\$198,590.00	\$198,590.00
Estimated Annual Tax Bill	\$ 1,391.43	\$ 1,429.85	\$ 1,361.65

PRESENTATIONS

1. PROCLAMATION FOR SAFETY WEEK 2026. - Human Resources Specialist Jessica Cantu announced that it was City Safety Week for the week of June 22-26, 2026. Ms. Cantu stated that Safety Week is led by the City's Safety Committee and provided an overview of the committee's efforts to promote a culture of safety, increase employee awareness, and encourage safe work throughout the organization.

Ms. Cantu reported that this year's activities include training and educational sessions on driving safety, Narcan administration, mental wellness, heat illness prevention, hurricane preparedness, and pet emergency preparedness, as well as employee engagement activities that reinforce the importance of workplace safety. She stated that the goal of the program is to support a safe and healthy work environment for all City employees by reducing workplace injuries and associated costs.

Ms. Cantu further noted that Safety Week will include a "Turn up the Heat" employee engagement event featuring a chili cook-off and salsa competition.

Mayor Mouton proclaimed the week of June 22 - 26, 2026, as the City's Safety Week and presented a proclamation to the Safety Committee.

JOINT PUBLIC HEARING WITH PLANNING & ZONING COMMISSION AND CITY COUNCIL.

2. JOINT PUBLIC HEARING AT THE REQUEST OF RYAN TAYLOR TO REZONE 5151, 5301, AND 5401 RED BLUFF ROAD LOT 1 BLK 1 DEER PARK RV FROM HIGHWAY SERVICE (HS) TO M1 INDUSTRIAL PARKS. - Mayor Mouton opened the public hearing on behalf of City Council at 7:37 p.m., and Secretary Craft opened the public hearing on behalf of the Planning and Zoning Commission at 7:39 p.m.

Mayor Mouton directed City Secretary Angela Smith to read the Notice of Public Hearing into the record.

Mayor Mouton called for those desiring to speak in favor of this request.

Ryan Taylor, the applicant spoke in favor of the rezone request for 5151, 5301, and 5401 Red Bluff Road Lot 1 Blk 1 Deer Park RV from Highway Service (HS) to M1 Industrial Parks. Mr. Taylor provided an overview of the request and described the subject property as approximately

22.9 acres consisting of three addresses under a single parcel. Mr. Taylor stated that the property is located in the southwest corner of the City of Deer Park, adjacent to the City of Pasadena, and has remained underdeveloped.

Mr. Taylor stated the proposed rezoning from Highway Services (HS) to Industrial Park (M-1) would allow for office warehouse development with outdoor storage. He noted that the property is located outside the floodplain, utility service is available, and driveway permits have been obtained through the City of Pasadena.

Mr. Taylor believes the proposed rezoning represents the highest and best use of the property. He noted that a letter of support had been received from the Deer Park Chamber of Commerce and that the proposed development could contribute to economic development, job growth, and additional tax revenue for the City.

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

Mayor Mouton closed the public hearing on behalf of City Council at 7:40 p.m., and Secretary Craft closed the public hearing on behalf of the Planning and Zoning Commission at 7:40 p.m.

AWARDING/REJECTING BIDS

3. CONSIDERATION OF AND ACTION ON RESCINDING THE AWARD OF THE G105-04-01 CHANNEL IMPROVEMENT PROJECT TO PANTHER CONSTRUCTION LLC. - Motion was made by Councilman League and seconded by Councilman Ginn to rescind the award of the G105-04-01 Channel Improvement Project to Panther Construction, LLC.

Motion carried 7 to 0.

4. CONSIDERATION OF AND ACTION ON AWARDING THE G105-04-01 CHANNEL IMPROVEMENT PROJECT TO SOLID BRIDGE CONSTRUCTION. - Motion was made by Councilwoman Ford and seconded by Councilman Ripley to award the G-105-04-01 Channel Improvement Project to Solid Bridge Construction.

Motion carried 7 to 0.

5. CONSIDERATION OF AND ACTION ON AWARDING THE CONTRACT FOR TALLOW MITIGATION SERVICES FOR THE CITY OF DEER PARK TO HGS, LLC DBA RES ENVIRONMENTAL OPERATING COMPANY, LLC. - Motion was made by Councilwoman Garrison and seconded by Councilman Haight to award the contract for tallow mitigation services for the City of Deer Park to HGS, LLC dba RES Environmental Operating Company, LLC., for an amount not to exceed \$99,724.00.

CONSENT CALENDAR - Motion was made by Councilman Ginn and seconded by Councilman Haight to approve the consent calendar as follows:

6. APPROVAL OF THE WORKSHOP AND REGULAR MEETING MINUTES FOR JUNE 2, 2026.

Motion carried 7 to 0.

NEW BUSINESS

7. CONSIDERATION OF AND ACTION ON APPROVING AMENDMENT NO. 1, WITH COBB FENDLEY & ASSOCIATES FOR THE G105-04-01 DRAINAGE OUTFALL IMPROVEMENT PROJECT TO PROVIDE CONSTRUCTION PHASE SERVICES. - Motion was made by Councilman League and seconded by Councilwoman Ford to approve Amendment No. 1 to existing agreement with Cobb Fendley to provide Construction Phase Services for an additional \$61,590.00 on the G105-04-01 Drainage Outfall Improvement Project.

Motion carried 7 to 0.

8. CONSIDERATION OF AND ACTION ON ACCEPTANCE OF THE COMPLETION OF AND RELEASE OF RETAINAGE FOR THE SPENCERVIEW BRIDGE PROJECT BY LUCAS CONSTRUCTION. - Motion was made by Councilman Ginn and seconded by Councilman Ripley to accept the project completion of and release retainage in the amount of \$20,006.15 for the Spencerview Bridge Project completed by Lucas Construction.

Motion carried 7 to 0.

9. CONSIDERATION OF AND ACTION ON THE ADOPTION OF A RESOLUTION BY CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS, AUTHORIZING TO ACCEPT A FEMA BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC) GRANT AWARD AND EXECUTE THE ASSOCIATED PROJECT AGREEMENT THROUGH THE TEXAS DIVISION OF EMERGENCY MANAGEMENT (TDEM) FOR THE INSTALLATION OF PERMANENT BACKUP GENERATORS AT 13 WASTEWATER LIFT STATIONS. - After a proposed resolution was read by caption, motion was made by Councilman Haight and a second by Councilman League to adopt Resolution No. 2026-06 captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS, AUTHORIZING THE ACCEPTANCE OF A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC) GRANT AWARD; AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT AGREEMENT WITH THE TEXAS DIVISION OF EMERGENCY MANAGEMENT (TDEM); AUTHORIZING THE APPROPRIATION OF LOCAL MATCHING FUNDS FROM THE UTILITY FUND; AND PROVIDING FOR RELATED MATTERS. (Installation of permanent backup generators at 13 wastewater lift stations.)

Motion carried 7 to 0.

10. CONSIDERATION OF AND ACTION ON THE ADOPTION OF A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS, AUTHORIZING THE SUBMISSION OF A FLOOD MITIGATION ASSISTANCE (FMA) PLANNING GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND COMMITTING TO PROVIDE THE REQUIRED LOCAL COST SHARE IF AWARDED. - After a proposed resolution was read by caption, motion was made by Councilman Ginn and a second by Councilwoman Ford to adopt Resolution No. 2026-07 captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS, AUTHORIZING THE SUBMISSION OF A FLOOD MITIGATION ASSISTANCE (FMA) PLANNING GRANT APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND COMMITTING TO PROVIDE THE REQUIRED LOCAL COST SHARE IF AWARDED.

Motion carried 7 to 0.

11. CONSIDERATION OF AND ACTION ON A RESOLUTION RATIFYING THE CITY MANAGER'S DECISION TO AUTHORIZE THE SUBMISSION OF A HARRIS COUNTY PCT. 2 PARTNERSHIP PROJECT GRANT APPLICATION FOR THE COLLEGE PARK DRAINAGE DITCH IMPROVEMENT, COMMITTING TO PROVIDE THE REQUIRED COSTS SHAR IF AWARDED. - After a proposed resolution was read by caption, motion was made by Councilwoman Garrison and a second by Councilwoman Ford to adopt Resolution No. 2026-08 captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS, RATIFYING THE CITY MANAGER'S DECISION TO SUPPORT A GRANT APPLICATION FOR THE HARRIS COUNTY PCT 2 PARTNERSHIP PROJECT GRANT AND COMMITTING TO PROVIDE THE REQUIRED COST SHARE (IF AWARDED). (College Park Drainage Ditch Improvement)

Motion carried 7 to 0.

12. CONSIDERATION OF AND ACTION ON A RESOLUTION RATIFYING THE CITY MANAGER'S DECISION TO AUTHORIZE THE SUBMISSION OF A HARRIS COUNTY PCT. 2 PARTNERSHIP PROJECT GRANT APPLICATION FOR THE SOUTHWEST HIKE AND BIKE TRAIL COMMITTING TO PROVIDE THE REQUIRED COST SHARE IF AWARDED. - After a proposed resolution was read by caption, motion was made by Councilman Ginn and a second by Councilman Ripley to adopt Resolution No. 2026-09 captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS, RATIFYING THE CITY MANAGER'S DECISION TO SUPPORT A GRANT APPLICATION FOR THE HARRIS COUNTY PCT 2 PARTNERSHIP PROJECT GRANT AND COMMITTING TO PROVIDE THE REQUIRED COST SHARE (IF AWARDED). (Southwest Hike and Bike Trail)

Motion carried 7 to 0.

13. CONSIDERATION OF AND ON AN ORDINANCE TO AMEND THE FISCAL YEAR 2025-2026 CAPITAL IMPROVEMENTS FUND BUDGET FOR THE PARKS AND RECREATION DRAMA DEPARTMENT FOR ARCHITECTURAL AND DESIGN SERVICES TO RENOVATE THE COURT/THEATRE BUILDING. - After a proposed ordinance was read by caption, motion was made by Councilman Ripley and a second by Councilman League to adopt Ordinance No. 4704 captioned as follows:

AN ORDINANCE AMENDING THE 2025-2026 BUDGET FOR THE CITY OF DEER PARK, TEXAS, AND APPROPRIATING THE SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED. (PARKS AND RECREATION DRAMA DEPARTMENT FOR ARCHITECTURAL AND DESIGN SERVICES TO RENOVATE THE COURT/THEATRE BUILDING).

Motion carried 7 to 0.

14. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE JOINT PUBLIC HEARING WITH CITY COUNCIL AND PLANNING & ZONING COMMISSION ON THE REQUEST FROM RYAN TAYLOR, AS REPRESENTATIVE OF PARKED LLC, ON A PROPOSED AMENDMENT TO ORDINANCE NO. 3886, TO REZONE 5151,5301, AND 5401 RED BLUFF ROAD, LOT 1, BLK 1, DEER PARK RV HIGHWAY SERVICE (HS) TO INDUSTRIAL PARK (M1). - After a proposed ordinance was read by caption, motion was made by Councilwoman Garrison and a second by Councilman Haight to adopt Ordinance No. 4705 captioned as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 3886 OF THE CITY OF DEER PARK, TEXAS, ADOPTED MARCH 21, 2017, AS AMENDED BY PLACING IN THE INDUSTRIAL PARK (M1) ZONING DISTRICT, A 22.9 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, DEER PARK RV A/K/A/ 5151, 5301 AND 5401 RED BLUFF ROAD, DEER PARK, HARRIS COUNTY, TEXAS, AND TAKING THE SAME OUT OF THE HIGHWAY SERVICES (HS) 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.

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 16, 2026, at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question involving: **PROPOSED AMENDMENT TO ORDINANCE NO. 3886, THE ZONING ORDINANCE, PLACING IN THE INDUSTRIAL PARK DISTRICT M-1 (M1) ZONING DISTRICT, A 22.9 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, DEER PARK RV A/K/A 5151, 5301 AND 5401 RED BLUFF ROAD, DEER PARK, HARRIS COUNTY, TEXAS, AND TAKING THE SAME OUT OF THE HIGHWAY SERVICES (HS) 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.

Angela Smith, TRMC, CMC
City Secretary

Posted May 20, 2026
Published May 27, 2026

15. CONSIDERATION OF AND ACTION ON ENTERING INTO AN AGREEMENT WITH STUDIO RED FOR DESIGN SERVICES FOR RENOVATIONS TO THE EXISTING COURT/THEATRE BUILDING. - Motion was made by Councilman Ginn seconded by Councilman League to approve entering into an agreement with Studio Red for design services for renovations to the existing Court/Theatre Building for a proposed price of \$197,340.

Motion carried 7 to 0.

16. CONSIDERATION OF AND ACTION ON PURCHASING THE SERVICES OF BRANCH CONSTRUCTION, VIA TIPS CONTRACT NUMBER 23010401, FOR THE CONCRETE DITCH IMPROVEMENT BETWEEN E SAN AUGUSTINE AND EAST P STREET (DITCH ID #B112-04-00). - Motion was made by Councilwoman Ford and seconded by Councilman League to approve the purchase of services of Branch Construction, via TIPS contract number 23010401, for the Concrete Ditch improvement between E San Augustine and East P Street (Ditch ID #B112-04-00) for the proposed amount of \$198,982.00.

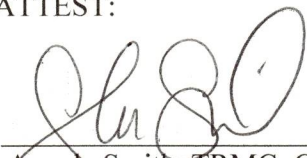
Motion carried 7 to 0.

17. CONSIDERATION OF AND ACTION ON PURCHASING THE SERVICES OF BRANCH CONSTRUCTION GROUP, VIA TIPS CONTRACT NO. 23010401, FOR THE EAST X STREET PAVEMENT IMPROVEMENTS BETWEEN LUELLA AVENUE AND KARANKAWA COURT. - Motion was made by Councilman League and seconded by Councilman Ripley to approve the purchase of services from Branch Construction Group, via TIPS Contract No. 23010401, for the East X Street pavement improvements between Luella Avenue and Karankawa Court.

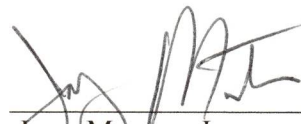
Motion carried 7 to 0.

ADJOURN - Mayor Mouton adjourned the meeting at 7:52 p.m.

ATTEST:


Angela Smith, TRMC, CMC
City Secretary

APPROVED:


Jerry Mouton, Jr.
Mayor

