



## MINUTES OF THE CITY COUNCIL WORKSHOP MEETING

A WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON JULY 15, 2025 BEGINNING AT 7:00 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

### OTHER CITY OFFICIALS PRESENT:

JAMES STOKES	CITY MANAGER
SARA ROBINSON	ASST. CITY MANAGER
JIM FOX	CITY ATTORNEY
ANGELA SMITH	CITY SECRETARY

CALL TO ORDER – Mayor Mouton called the workshop to order at 7:00 p.m.

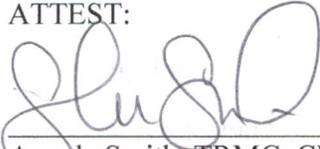
COMMENTS FROM AUDIENCE – No comments received.

1. DISCUSSION OF ISSUES RELATING TO REDESIGNING WATER USER RATES AS RECOMMENDED BY NEWGEN STRATEGIES AND SOLUTIONS – Finance Director Nicole Ganey spoke on the update from NewGen Strategies and Solutions to include the proposed new rate structure with plans of implementation this fall for the FY 2025-2026 budget. This study focused on meter equivalency for commercial water customers, volumetric rates for residential customers and pending options for residential irrigation customers. Ms. Ganey did mention there was no new revenue due to no new connections. (Exhibit A1-A9)
2. DISCUSSION OF ISSUES RELATED TO THE GUARANTEED MAXIMUM PRICE FOR THE NEW COURT HOUSE BUILDING – City Manager Stokes discussed the negotiations with the construction manager-at-risk, Comex. A preliminary budget was created and debt was issued at \$6 million. Bids for Comex came in at \$7.9 million. Staff found savings to drop costs down to \$7.5 million but could be more closer to \$8 million when completed. City Manager Stokes stated that the CMAR is allowed to pass on tariff increases even with a Guaranteed Maximum Price (GMP).

Mayor Mouton stated to move forward with the bid to avoid higher costs in the future. The City Council were all in agreement.

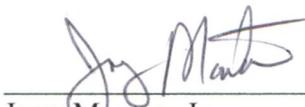
ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:20 p.m.

ATTEST:



Angela Smith, TRMC, CMC  
City Secretary

APPROVED:



Jerry Mouton, Jr.  
Mayor

