



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 FEBRUARY 17, 2026 BEGINNING AT 6:30 P.M.

MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT:

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

SEC 551.127 VIDEO CONFERENCE ATTENDANCE - Not used.

CALL TO ORDER - Mayor Mouton called the workshop to order at 6:30 p.m.

COMMENTS FROM AUDIENCE - John D. Matula, 801 Lanell St., expressed continued displeasure regarding loud music.

WORKSHOP ITEMS

1. PRESENTATION OF THE SUMMARY REPORT OF THE ANNUAL COMPARATIVE ANALYSIS FOR BIAS/RACIAL PROFILING. - Police Chief Grigg gave an overview of the annual Comparative Analysis for Bias Base/Racial Profiling. The report included data reflecting 24,257 traffic stops during calendar year 2025. Chief Grigg mentioned that there were zero (0) complaints of racial profiling. Chief Grigg further stated that during Fiscal Year 2024-2025, the Police Department conducted seven (7) cash seizures, received thirteen (13) deposits from cash seizures, and received one (1) deposit from the sale of a previously seized vehicle. The report is required to be submitted to the Texas Commission on Law Enforcement (TCOLE) database. There were no questions or comments from Council.

2. DISCUSSION OF ISSUES RELATING TO THE SOUTH PASADENA PLAZA DRAINAGE AND SIDEWALK PROJECT. - City Manager Jay Stokes opened the discussion regarding South Pasadena Plaza. Mr. Stokes stated that the City has received complaints concerning drainage, sidewalks, and streets and noted that funding is available for a portion of the project. Director of Planning and Development/City Engineer Dilcia Jiménez-Vázquez, PE, MEM, gave an overview of South Pasadena Plaza, also known as “the long streets.” This area is an older neighborhood bounded by Pasadena Boulevard to the north, Center Street to the east, Red Bluff to the west, and the Bayou Bend neighborhood to the south. The existing drainage system consists of roadside ditches, many of which have been backfilled and reduced in capacity; driveway culverts that are partially obstructed and do not meet current minimum diameter standards; and an enclosed storm system with inlets that are undersized. Ms. Jiménez-Vázquez provided four (4) possible options of the project:

Option #1 - Re-excavating existing ditches - some of the ditches have been backfilled through the years, reducing the capacity of the system. This could be performed in-house.

Option #2 all of Option #1, plus replacing culverts underneath driveways and street crossings.

Option #3 all of Option #1 and #2, plus replacing the existing enclosed system (concrete pipes and inlets). This could be partially performed in-house.

Option #4 - complete re-design of the system to include lowering the crown of the streets and re-paving, adding curbs, gutters, inlets, pipes and backfilling the existing ditches.

Ms. Jiménez-Vázquez stated that Public Works Department is looking to get a proposal from CobbFendley to provide a drainage analysis and limited topographic survey as part of the study at an estimated cost of \$107,590.00. The City’s current budget for this project is \$7.7 million. Ms. Jiménez-Vázquez also stated that the City has received the newly FEMA maps. Based on FEMA’s newly proposed draft flood maps, the City has until March 14 to submit comments for official review. The current proposal places most of South Pasadena Plaza within the 100-year floodplain, which could require homeowners with mortgages in the area to obtain flood insurance.

Additionally, estimated construction costs related to improvements:

- Full pavement reconstruction, underground storm system & sidewalks: The construction cost is roughly estimated to be \$12 million.
- Upgrade to existing system (underground & open ditches): The construction cost is roughly estimated to be \$3.5 million.
- Sidewalks only: With the current budget for the sidewalk project, 1,500 ft. of sidewalk could be built and/or replaced.

City Manager Jay Stokes suggested that Council consider conducting a tour of the area to assist in its deliberations, noting the importance of careful consideration. Councilman Martin expressed support for a tour, either as a group or through individually scheduled visits. Mayor Mouton inquired about the funding source for the project. Staff stated that funding is available

from the 2021 Bonds that are designated for flood drainage. In March, the new FEMA maps will be discussed by staff.

3. DISCUSSION OF ISSUES RELATING TO THE TERMINATION OF A CONTRACT WITH CENTRALSQUARE TECHNOLOGIES, LLC. FOR THE FALSE ALARM TRACKING AND BILLING SERVICES AND ENTERING INTO A CONTRACT FOR SUCH SERVICES WITH ALARM PROGRAM SYSTEMS, LLC. - Police Chief Grigg provided an overview of the City's alarm tracking system with CentralSquare Technologies since 2015 and discussed a decline in service following changes within the company. CentralSquare offered to renegotiate its contract with the City, executed in April 2025, after acknowledging operational difficulties. The Police Department researched alternative providers. Based on a cost analysis of vendor proposals and reference checks, Alarm Program Systems was identified as offering the lowest cost for false alarm tracking and billing services, as well as the best overall service to Deer Park residents. Chief Grigg reported a cost analysis of revenue collected by CentralSquare from June 2023 through November 2025 totaled \$144,462.47, with \$89,566.73 allocated to the City of Deer Park and \$54,895.74 to CentralSquare. Chief Grigg recommended Council to approve a contract with Alarm Program Systems for alarm tracking and billing services. The termination of a contract with CentralSquare Technologies and the approval of entering a new contract with Alarm Program Systems, LLC., is included on the City Council Regular Meeting agenda for consideration and possible action. There were no questions or comments from Council.

4. DISCUSSION OF ISSUES RELATING TO THE PROPOSED FEE STRUCTURE FOR THE JIMMY BURKE ACTIVITY CENTER. - Parks and Recreation Director Kenny Walsh presented information regarding the proposed fee structure for the new Jimmy Burke Activity Center, which is anticipated to be turned over in April 2026, along with projected expenses for the April through September Fiscal Year 2026 period. Following research conducted with Assistant Director Jacob Zuniga, Mr. Walsh and Mr. Zuniga evaluated comparable event centers and rental facilities in other cities to determine competitive rates based on the facility's square footage and amenities. Mr. Walsh proposed facility rental agreement, availability schedule, and rate structure:



Facility Rental Agreement
Jimmy Burke Activity Center





Facility Rental Agreement
Jimmy Burke Activity Center



Availability & Rates

Ballrooms	Deposit	Monday - Thursday Hourly Rates		Friday - Sunday 4 Hr Rental Block		Friday - Sunday 8 Hr Rental Block		Friday - Sunday 16 Hr Rental Block	
		Res	10Res	Res	10Res	Res	10Res	Res	10Res
Heritage Ballroom	\$500	\$1,500	\$200	\$1,100	\$1,620	\$2,500	\$1,000	\$3,400	\$1,460
Ballground Ballroom	\$500	\$1,500	\$160	\$220	\$900	\$1,350	\$1,800	\$2,800	\$4,200
San Jacinto Ballroom	\$500	\$1,500	\$160	\$220	\$900	\$1,350	\$1,800	\$2,800	\$4,200

Break-Out Rooms	Deposit	Monday - Thursday Hourly Rates		Friday - Sunday Hourly Rates	
		Res	10Res	Res	10Res
Simons West Room	\$250	\$500	\$120	\$180	\$200
Sam Houston Room	\$250	\$500	\$60	\$90	\$100
Santa Anna Room	\$250	\$500	\$60	\$90	\$100

Add-Ons	Hourly Rate		Flat Fee Rate Per Day	
	Hourly Rate	Flat Fee Rate Per Day	Hourly Rate	Flat Fee Rate Per Day
Kitchen	\$75	Full Stage (24x16)	\$250	
Monument Suite	\$25	Half Stage (16x12)	\$150	
Outdoor Patio	\$50	Podium	\$25	
		Portable Bar	\$50	
		Audio Visual	\$100	

Additionally, Mr. Walsh stated that the new Jimmy Burke Activity Center will require additional event staff due to its larger capacity of 800 to 1,000 attendees. Mr. Walsh proposed hiring four new part-time employees to assist with event operations, including setup, cleanup, and guest direction to the appropriate ballrooms, as well as designating a staff member to oversee audiovisual equipment. A budget amendment for Fiscal Year 2025-2026 will be requested to cover staffing expenses from April through September 2026, with full-year funding anticipated in the Fiscal Year 2026-2027 budget.

New Salary Expenses

Staffing		Salary and Benefits
Full Time		
Reclass Maintenance Tech I (.5)	Reclass from P/T to F/T	\$47,513.90
Part Time		
Part Time Facility Attendant (4)	4 staff @ \$17,183.64	\$68,734.56
Reclass Theatre Aid (.25)	Reclass from 20 hrs to 30 hrs a week	\$10,972.34
FY26-27 Salary Expenses		\$157,071.35
FY25-26 Budget Amendment	April 2026 – September 2026	\$78,536.00

Additional supplies required for the new Jimmy Burke Activity Center are estimated for ongoing maintenance and upkeep. A budget amendment for Fiscal Year 2025-2026 will be requested to cover staffing expenses from April through September 2026, with full-year funding anticipated in the Fiscal Year 2026-2027 budget.

Services, Supplies, Repairs/Maintenance Expenses

Services		
Contract Labor	Window Cleaning Services	\$ 10,000.00
		\$ 10,000.00
Supplies		
Operational Supplies	Cleaning supplies, paper and soap product	\$ 10,000.00
Uniforms	New uniforms for new P/T and F/T staff	\$ 1,000.00
		\$ 11,000.00
Repairs / Maintenance		
Machinery / Equipment	Repairs to equipment once warranty expires	\$ 5,000.00
		\$ 5,000.00
TOTAL FY26-27 =		\$ 26,000.00
FY 25-26 Budget Amendment	April 2026 – September 2026	\$ 13,000.00

Mr. Walsh reported on the Jimmy Burke Activity Center rental history, noting that in 2024 there were 152 total rentals, including 46 paid rentals generating \$34,935 in revenue. In 2025, there were 111 total rentals, with 38 paid rentals generating \$28,170. The projected rental revenue for the new Jimmy Burke Activity Center is estimated at \$44,320, based on varying ballroom rental durations and additional add-on options. There were no questions or comments from Council regarding proposed fee structure or salaries.

5. DISCUSSION OF ISSUES RELATING TO THE FISCAL YEAR 2026-2027 BUDGET CALENDAR. - Assistant City Manager Sara Costlow provided an overview of the Fiscal Year 2026-2027 budget calendar, which includes budget-related workshops, meetings, and public hearings for City staff, City Council, the Crime Control and Prevention District Board, the Fire Control, Prevention, and Emergency Medical Services District Board, and the Deer Park Community Development Corporation Board. Ms. Costlow noted that July 14, 2026, Council will hold a special meeting on that date on the Fiscal Year 2026-2027 budget.

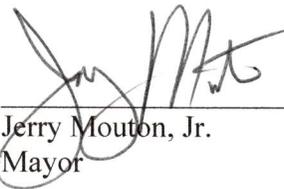
ADJOURN - Mayor Mouton adjourned the workshop meeting at 7:15 p.m.

ATTEST:



Angela Smith, TRMC, CMC
City Secretary

APPROVED:



Jerry Mouton, Jr.
Mayor

