



## 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 MARCH 18, 2025 BEGINNING AT 6:45 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

TOMMY GINN  
SHERRY GARRISON  
TJ HAIGHT  
RON MARTIN  
GEORGETTE FORD

MAYOR PRO TEM  
COUNCILWOMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILWOMAN

### OTHER CITY OFFICIALS PRESENT:

SARA COSTLOW  
JIM FOX  
ANGELA SMITH

ASSISTANT CITY MANAGER  
CITY ATTORNEY  
CITY SECRETARY

CALL TO ORDER – Mayor Pro Tem Ginn called the workshop to order at 6:45 p.m.

COMMENTS FROM AUDIENCE – No comments received.

1. PRESENTATION FROM TROY COTHRAN ON AN UPDATE OF S.E.T.H. AND THE DEER PARK HOUSING MARKET – S.E.T.H. Board member Troy Cothran gave an overview of the housing program that includes single family homes. The program provides assistance with down payments and closing costs as well as offering eligible first-time homebuyers a tax credit through the Mortgage Credit Certificate Program (MCC). Currently, the MCC program has issued 25 homebuyers a tax credit in Deer Park. (Exhibit A1-A7)
2. PRESENTATION OF THE FISCAL YEAR 2023-2024 ANNUAL AUDIT BY CROWE, LLP. – Robert Belt with Crowe LLP. highlighted the unmodified opinion from the auditor's report which is the highest level assurance that can be provided to City Council. This indicates all disclosed financial statements were presented fairly and are materially correct. There was also a single audit conducted due to the \$750K of federal grant money the city received that also resulted in an unmodified opinion. Mr. Crowe detailed the financial data presented to include the statement of total revenue totaling \$60.3M with the expenditures at \$49.6M along with the ending fund balance at \$52.1M for the year. This is an excellent financial position that indicates the city could function a whole year with the fund balance in reserve. The Water and Sewer fund came in with a total revenue of 14.3M with expenditures at \$12M in addition to a \$4.7M increase in the Water and Sewer fund activities. Mr. Crowe also summarized the General Fund balance revenues that came in \$8M higher than anticipated along with a decrease of \$3.9M in expenditures. He stated that this was an excellent budget year for the city.

3. DISCUSSION OF ISSUES RELATING TO THE POSSIBLE BEAUTIFICATION PROJECTS ON LUELLA AND THE INTERSECTION OF CENTER ST. AND PASADENA BLVD – Public Works Director David Van Riper highlighted the plans of replacing 68 existing stop signs on Luella Street and the intersection of Center Street and Pasadena Boulevard with decorative signs with city logos, poles and bases. Traffic Supervisor Billy Penick stated this would include new mast arms, lights and traffic detection cameras that would improve the aesthetics, functionality and durability. The consensus of the City Council was to continue establishing a plan to move forward with the beautification project of these streets and present that information to Council at a later date.

ADJOURN – Mayor Pro Tem Ginn adjourned the workshop meeting at 7:13 p.m.

ATTEST:

APPROVED:

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Angela Smith, TRMC, CMC  
City Secretary

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Jerry Mouton, Jr.  
Mayor