



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 APRIL 16, 2024 BEGINNING AT 6:00 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON	MAYOR
SHERRY GARRISON	COUNCILWOMAN
TJ HAIGHT	COUNCILMAN
TOMMY GINN	COUNCILMAN
BILL PATTERSON	COUNCILMAN
RON MARTIN	COUNCILMAN
GEORGETTE FORD	COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

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

CALL TO ORDER – Mayor Mouton called the workshop to order at 6:00 p.m.

COMMENTS FROM AUDIENCE – No comments received.

1. EXECUTIVE SESSION – PERSONNEL (551.074) - DISCUSSION ON NAMING AN APPOINTEE TO THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION (CDC) BOARD – Mayor Mouton recessed the workshop meeting at 6:00 p.m. for an Executive Session.
2. EXECUTIVE SESSION – PERSONNEL (551.074) - DISCUSSION ON APPOINTMENT OF NEW PARKS & RECREATION DIRECTOR – Mayor Mouton recessed the workshop meeting at 6:00 p.m. for an Executive Session.

RECONVENED – Mayor Mouton reconvened the workshop meeting at 6:33 p.m.

3. PRESENTATION BY CENIKOR DEER PARK – Cenikor was not present at the meeting.
4. PRESENTATION OF THE ECONOMIC ALLIANCE HOUSTON PORT REGION ANNUAL REPORT – President/CEO of the Economic Alliance Houston Port Region Chad Burke gave the annual report on the activities of the past year that included details of the 24 projects within the Project Pipeline 2024, the Bipartisan Infrastructure Law (BIL) Infrastructure Investment and Jobs Act that provides federal funding. (Exhibit A1-A7)

5. PRESENTATION ON THE THEATRE NETWORK OF TEXAS SUMMER SHOW, UPCOMING PERFORMANCE, AND PARTICIPANT AWARDS – Theater Supervisor Susan Mele gave an overview of the Art Park Players preparation in hosting the Theatre Network of Texas Youth Fest for the second consecutive year. The city will welcome over 400 participants from around the state to participate in this annual theatre event. The event will take place at Deer Park ISD’s Gaines Mason Auditorium from June 4th – 9th, 2024. The Art Park Players will also present the southeastern premiere of Trails: A New American Musical, directed by David Eck with cast members that features Taylor Fisher, Aaron Gonzalez, Emmy Carys, Jeanmarie Eck, Matt Peña, and Molly Saenz. Brandon R Tanner serves as the musical director with orchestrations by Aaron Jodoin and technical direction by Joe Piper.

Ms. Mele also recognized the award winners from the Theater Network of Texas TexFest Award Ceremony: Star Award - Bob and Rose Nichol, Front of the House Award - Mary Parrot, Backstage Award - Christina Riggs, Onstage Award- JeanMarie Eck, Spotlight Award - Keith Hermann (Kemah Boardwalk Landry’s) and Steadfast Support Award - Dr. Jerry Ivins (San Jacinto College).

6. RECOGNITION OF BILL PEDERSEN AS RETIRING DIRECTOR OF PUBLIC WORKS – City Manager James Stokes spoke and recognized Public Works Director Bill Pedersen for his 15 years of dedication to the city. Mr. Stokes emphasized that a lot of good things were done during those 15 years and credited Mr. Pedersen for his involvement in that. Councilmembers thanked Mr. Pedersen and wished him success in his future endeavors.

Mr. Pedersen thanked the Council and spoke of his future plans of spending time with his grandkids and traveling.

7. PRESENTATION RELATING TO THE STATUS OF THE ADVANCED METERING INFRASTRUCTURE (AMI) PROJECT – Performance Services Inc. Project Manager George Melancon gave an update on the AMI Project. There have been 382 meters installed along with the installation of antennas on three out of 4 storage tanks. Mr. Melancon stated that 60-80 meters are done per day and estimates that all meters will be installed within 9-10 months. Service line relocations door hangars are to be delivered in late May with a 5-6 month duration to complete the jobs. Every new install will receive a door hangar and a representative knocking on those doors to answer any questions.

8. DISCUSSION OF ISSUES RELATING TO THE 2024 STRATEGIC PLAN – Assistant City Manager Sara Robinson stated that staff is seeking clarification on the specific key focus areas of the 2024 Strategic Plan.

City Manager James Stokes spoke on the key focus area of Leadership/Governance and suggested on establishing a “legislative advocacy program” with Council’s approval and guidance. Mr. Stokes recommended to Council that being more active with Texas Municipal League and to improve communication and connectivity with the Deer Park Chamber of Commerce and the Economic Alliance could help improve in that area. Mr. Stokes also spoke of building coalitions with the industrial industry and other cities as well. Mayor Mouton advised the Council that the staff is in need of guidance of what Council would like to see moving forward.

RECESS/RECONVENED – Mayor Mouton recessed the meeting at 7:30 p.m. and reconvened the workshop meeting at 7:30 p.m.

Economic Alliance Representative Chad Burke spoke of the public policy committee meeting the Economic Alliance holds monthly pertaining to municipality issues that can be used as a tool to help with a potential legislative advocacy program. After a lengthy discussion, the Council agreed to direct staff to create a committee in order to establish a “legislative advocacy program”.

Ms. Robinson spoke of the goal to improve the public engagement in communication to curb misinformation. Ms. Robinson expressed that staff is seeking clarity from Council on what direction to take to establish a “citywide public information announcement system” in order to improve in the focus area of Leadership/Governance. After a discussion, it was the consensus of the Council to only continue monitoring the information being sent out to the public and not needing to develop a citywide public information announcement system as a goal for the Strategic Plan.

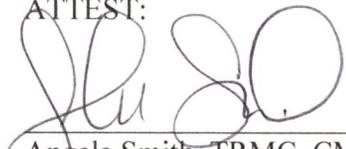
Mr. Stokes moved on to the next key focus of Economic Development and asked for clarity on what the intent of a “community engagement program” for the Jimmy Burke Activity Center facility meant. Council clarified that a “community engagement program” was not necessary in the marketing process of the new JBAC and would not need to be included in the Strategic Plan.

Ms. Robinson spoke on the key focus area of Organizational Excellence and what direction Council would like to take pertaining to identify options for adding volunteers.

Councilman Martin explained that the idea was aimed on finding options to help encourage the volunteer participation for committees and he and other Councilmembers feel that the Marketing Department can best provide support for recruitment. Council agreed to keep this as a goal for the Strategic Plan.

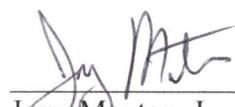
ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:46 p.m.

ATTEST:



Angela Smith, TRMC, CMC
City Secretary

APPROVED:



Jerry Mouton, Jr.
Mayor





Economic Alliance Houston Port Region

City of Deer Park Annual Report
April 2024

Presented By:
Chad Burke
President & CEO
Economic Alliance Houston Port Region
chad@allianceportregion.com



MISSION

MARKET AND GROW A VIBRANT REGIONAL ECONOMY

INITIATIVES DRIVING GROWTH, DEVELOPMENT, & POLICY

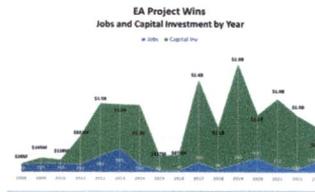


FOOTPRINT Destination for Investment

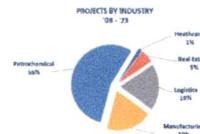




PROJECT ACTIVITY – '08 to '23



- Wins**
- 82
 - \$18.8B Cap Ex
 - 4,100 Jobs Created
- Yearly Avg**
- 5 Projects
 - \$1.2B of Cap Ex
 - 278 Jobs Created



- Industry**
- 55% Petrochemical
 - 20% Manufacturing
 - 19% Logistics

WINS - 2023

5 Wins total \$1B in capital investment, 318 direct jobs and 435 retained positions.

	JOBS CREATED	JOBS RETAINED	CAPITAL INVESTMENT
KAO	60	NA	\$250M
ALBEMARLE	13	425	\$515M
John Cockerill	200	NA	\$150M
DOW	30	NA	\$80M
COVESTRO	15	NA	\$10M
TOTAL	318	425	\$1B

New to Texas

PROJECT PIPELINE – 2024

Industry Breakdown



24 Projects

- ✓ \$7.6B Cap Ex
- ✓ 4,404 New Jobs
- ✓ 44% Manufacturing
- ✓ 43% Petrochem
- ✓ 9% Alt Fuels
- ✓ 4% Corp Headquarter

Early stages and evaluating multiple locations across the Houston Port region.

FEDERAL FUNDED PROJECTS

Bipartisan Infrastructure Law (BIL) - Infrastructure Investment and Jobs Act



Department of Energy



Health & Human Services



Department of Commerce

2 Regional Clean Hydrogen Hubs (Exxon Chosen)

Site Upgrades - Natural Gas to Hydrogen

Equip Upgrades to Operations - Decarb and Emission Reductions

Reshoring of Medical Grade Man-Made Fibers

Investment in specialty chemicals for the U.S. Semiconductor Industry

\$2B+ Projects/Upgrades



FEDERAL PROJECT SUPPORT

Leverage EA resources to build resilient communities and enhance social, economic, and environmental conditions.
(Part of Application)

WORKFORCE DEVELOPMENT/ ECONOMIC OPPORTUNITY IMPACTS

- Directly market career paths, job opportunities, skill enhancement to potential job candidates impacting economic opportunity and equity.

DEVELOPMENT PARTNER

- Leverage our membership base, municipal, utility and infrastructure contacts to provide solutions and support with issues while completing a major capital investment.

BENEFITS/OPPORTUNITY ARTICULATION

- Provide opportunities to highlight environmental advancements, project benefits and opportunities to engage the new development through GCIF and Industrial Procurement Forums.



PUBLIC POLICY

PUBLIC POLICY

ECONOMIC ALLIANCE LEADERSHIP TEAM –
Deliver Federal Policy White Paper in D.C.

March 2023 DC Trip
45 Members Attended
40 Meetings across 2 Days

- Houston Ship Channel Supply Chain Improvements
- Petrochemical Industry Partnership
- Community Colleges Workforce Development Support
- Coastal Barrier Economic Asset Protections

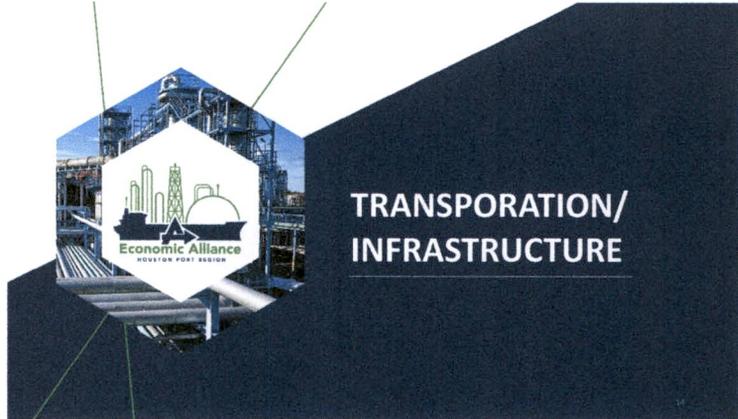


PUBLIC POLICY

ECONOMIC ALLIANCE LEADERSHIP TEAM – State Policy White Paper

Economic Alliance supports the funding and completion of transportation projects impacting the movement of product and people

- Beltway 8 Ship Channel Bridge and State Highway 225 – Funding and completion of all **8 direct connectors**.
- Engineer, fund and complete a **direct connector from State Highway 225 to Barbour's Cut Blvd.**
- Fund the **San Jacinto River Bridge** replacement, Cedar Bayou Crossing, and Garth Road Improvements.
- **Grand Parkway/99** – Southeast Section; segments A, B and C.



TRANSPORTATION/INFRASTRUCTURE

ECONOMIC ALLIANCE CONVENES local/state elected officials, Port Houston, petrochemical association partners and private sector members to **DELIVER TXDOT A PRIORITIZED PROJECT LIST**

Impacting safety, mobility efficiency and environmental concerns related to the SH146/SH225/SH1070 transportation corridor.



Facilitate economic opportunity through the acknowledgment of Port Houston's unprecedented growth that has made it the nation's busiest port.



Enhance the Houston Port region's \$50 billion in manufacturing expansions, Port Houston's \$1B commitment to widen and deepen the Houston ship channel, and state/local investment to construct the \$2B Beltway 8 bridge and expansion of SH146.

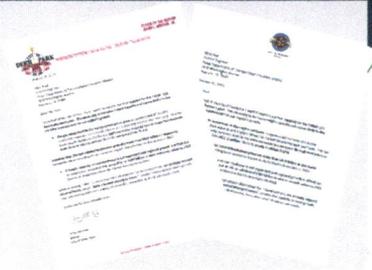


TRANSPORTATION/INFRASTRUCTURE

Support Letters

22 Support letters were received to date for Alternative #5, Elevated Managed Lanes

- City of Pasadena
- City of Deer Park
- City of Morgan's Point
- City of South Houston
- City of Baytown
- City of Seabrook
- City of Pearland
- Port Houston
- Economic Alliance Houston Port Region
- East Harris County Manufacturers Association (EHOMA)
- ILA South Atlantic and Gulf Coast District
- West Gulf Maritime Association (WGMA)
- BayTren
- American Council of Engineering Companies (ACEC)
- Galveston Economic Development Partnership
- CenterPoint Energy
- EOG Alliance
- Turner Industries
- LBC Tank Terminals
- Tri Con Holdings, Inc.
- Methodist Hospital – Clear Lake
- Lee College



TRANSPORTATION/INFRASTRUCTURE



TRANSPORTATION/INFRASTRUCTURE

Recommended Alternative

How could the elevated lanes be used?

The elevated lanes could be in the center of the roadway or between the frontage roads and general-purpose lanes.

The recommended alternative proposes to reconstruct the current facility to meet current design standards.

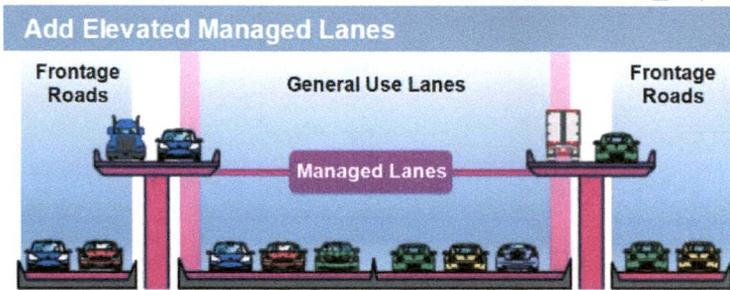
Elevated Lanes | 2 Additional Lanes in Both Directions

Truck Only
Trucks would be allowed to use the elevated lanes.

HOV
Transit or high occupancy vehicles (HOV 2+) would be allowed to use the elevated lanes.

Managed
Trucks, HOV, transit passenger and/or other vehicles could be allowed to use the elevated lanes at certain times of the day.

SH 225 - 610 PEL Study Expansion



**Elevated managed lanes could be in the center or between the frontage road and general use lanes.*

Upcoming Major Projects in the PEL Study Area

NEPA Process & Preliminary Design	Detailed Design	Detailed Design
I-610E Ship Channel Bridge	SH 225 and Beltway 8 Interchange	SH 225 Overlay
Agency: TxDOT	Agency: Harris County Toll Road Authority (HCTRA)	Agency: TxDOT
Scope: Development of the schematic design and environmental studies for the reconstruction and raising of the I-610E Ship Channel Bridge (Sidney Sherman Bridge).	Scope: Development of the detailed design, specifications, and costs for constructing 8 director connectors at SH 225 and Beltway 8 in support of the HCTRA's Ship Channel Bridge Program.	Scope: Re-paving of SH 225 from Beltway 8 to East Boulevard.
Estimated Start of Schematic and Environmental Studies: Fall 2024	Estimated Letting: Summer 2024	Estimated Letting: Summer 2025
Estimated Construction Cost: \$2 Billion	Estimated Construction Cost: \$310 Million	Estimated Construction Cost: \$11 Million



WORKFORCE DEVELOPMENT

DIRECTLY MARKET CAREER PATHS and JOB OPPORTUNITIES to address attrition, skill enhancement, and demand TO POTENTIAL JOB CANDIDATES.

- Leverage partnerships with EHCMA and 9 community colleges to recruit and train a qualified workforce
- Filling a key role with industry partners in identifying and prioritizing the high-demand, high-paying careers



WORKFORCE DEVELOPMENT

PREPARING THE NEXT GENERATION WORKFORCE - To close the skilled worker gap and connect economic opportunities in the Houston Port region.

WORKFORCE DEVELOPMENT ACTIVITIES '23

ECONOMIC ALLIANCE WORKFORCE DEVELOPMENT ACTIVITIES '23

45 CAREER PATHS
AND DEVELOPMENT

73 NOT-SCHOLARSHIP
STUDENTS

5K INDIVIDUALLY
STUDENTS

29 VOLUNTEERS

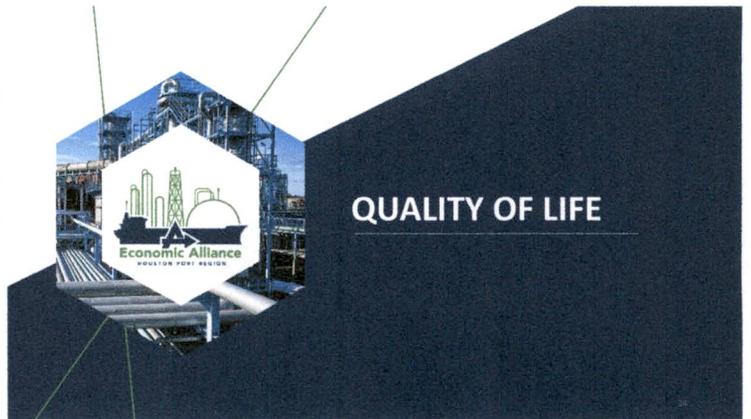
FROM **12** COMPANIES

HOSTED 3 SUMMER EXTERNSHIPS • 8 MANUFACTURING GATS WITH 6 COMPANIES • COMMUNITY COLLEGES

SINCE 2016
PROVIDED SCOPE OF
CAREER PATHS AND JOB
OPPORTUNITIES TO

54,000+

STUDENTS



QUALITY OF LIFE

ECONOMIC ALLIANCE AND SAN JACINTO TEXAS HISTORIC DISTRICT PROVIDE MATCHING FUNDS for Q of L projects.



PROJECTS AND CAPITAL CAMPAIGNS

TOTAL MATCHING FUNDS

\$63K

- Environmental Improvements
- Support for restoration projects
- Support for historic preservation
- Support for historic preservation
- Support for historic preservation

BEAUTIFICATION/COMMUNITY ENHANCEMENT PROJECTS

\$38K

- Preservation of Historic Sites
- Beautification of the Historic District
- City of Houston's Plant Storage
- City of Houston's Plant Storage
- City of Houston's Plant Storage

CAPITAL CAMPAIGNS/COMMUNITY IMPACT PROJECTS

\$25K

- City of Houston's Magnolia Library



GULF COAST INDUSTRY FORUM

ECONOMIC ALLIANCE'S LARGEST EVENT of the year bringing industry, government, and community stakeholders.



Gulf Coast Industry Forum

2023
850 ATTENDEES
21 SPEAKERS & PANELIST
35 EXHIBITORS

- 10,500 attendees at the Pasadena Convention center over 14-years including 2 State of Texas Governors, U.S. Senators and Congressmen, CEO's, Plant Managers and Local Officials.

