



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 SEPTEMBER 16, 2025 BEGINNING AT 6:45 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON	MAYOR
SHERRY GARRISON	COUNCILWOMAN
TOMMY GINN	COUNCILMAN
RON MARTIN	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

SEC 551.127 VIDEO CONFERENCE ATTENDANCE – Not used.

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

COMMENTS FROM AUDIENCE – No comments received.

1. PRESENTATION BY PEMEX DEER PARK RELATED TO ADDITIONAL PARKING, AND A TEMPORARY OCCUPANCY PERMIT REQUEST, FOR THEIR FALL 2025 “BIG BLOCK” TURNAROUND – Pemex CEO Guy Hackwell spoke on what the “big block” turnaround is and the reasoning for the request of additional parking and the temporary occupancy permit. Every 6 years, Pemex shuts down $\frac{3}{4}$ of the plant for maintenance and cleaning. The request is to enable Pemex to provide off-site parking to an additional 4000 employees going in and out of the facility for this particular upcoming turnaround maintenance event. The temporary parking lot will be located on E. 1st Street. There is a slight difference from the turnaround that was conducted back in 2019 due to the construction work currently being done on Beltway 8 and Highway 225. That construction has closed off available avenues where the workers were able to exit the existing parking lot. The additional parking lot being requestws will have an ingress and an egress, matting on the ground as well as fencing all around the outer boundary lines. Mr. Hackwell stated that residents will be notified of the temporary parking lot and given details of the turnaround which pertains to daytime/dayshift workers only. This to minimize noise and disruptive lighting at night to the

residents. Pemex is also providing security officers that will patrol the parking lot. The shifts have been staggered to alleviate releasing too many workers at one time and causing traffic congestion. There will be several versions of transportation that Pemex will provide for the workers to be transported from the parking lot to the Pemex plant.

Councilman League asked how many cars are expected for the parking lot. Mr. Hackwell stated there would be a maximum of 100 vehicles.

Assistant City Manager Sara Costlow commented that Pemex has been very proactive and forthcoming with information pertaining to their request.

Police Chief Grigg stated that there are no issues with the additional parking lot.

Mr. Hackwell thanked the staff for their assistance with this project.

2. DISCUSSION OF ISSUES RELATED TO THE LIBRARY BUILDING AND PARKING LOT – Assistant City Manager Sara Costlow spoke of the multiple renovations the library has had in order to repair issues such as plumbing and foundation problems. There have been rehabilitations to the building as recent as early 2000. Portions of the building and parking lot have deteriorated significantly due to environmental elements and the age of the building.

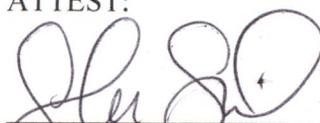
City Engineer Dilcia Jimenez spoke of the issues with the bathrooms in the library building. Currently, staff is not able to use them due to a discovery that was made. The pipes have collapsed and there are leaks underneath the restrooms. Ms. Jimenez explained how the Library Director Rebecca Pool hired Terracon to investigate the conditions for the foundation. Once the consultation was conducted by Terracon, there were five recommendations of what is needed such as removal of trees, mitigation of the trees if the trees are not removed, monitoring of slab elevation, releveling of the slab and lastly, repairing of the plumbing lines. Ms. Jimenez also spoke of the parking lot that was recently repaved but still having issues with retaining water.

Assistant City Manager Sara Costlow spoke of the consultation with a forensic engineering firm that gave a more thorough analysis to figure out if it is a drainage problem or just an accumulation of rain water. The forensic engineering firm gave recommendations and a cost estimate of what could help alleviate the issues. Those recommendations called for root barriers and major repairs to the plumbing that could possibly cost the city 500K.

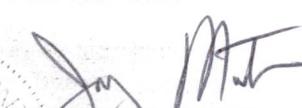
The consensus of the City Council was to have staff research the issues and move forward with repairs.

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

ATTEST:


Angela Smith, TRMC, CMC
City Secretary

APPROVED:


Jerry Mouton, Jr.
Mayor



The seal of the City of Deer Park, Texas, featuring a five-pointed star with the letters T, E, X, A, S at the points, surrounded by the text "CITY OF DEER PARK" and "1892".