



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 7, 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

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

COMMENTS FROM AUDIENCE - No comments were received from the public.

WORKSHOP ITEMS

1. PRESENTATION FROM TROY COTHRAN ON AN UPDATE OF S.E.T.H. AND THE DEER PARK HOUSING MARKET. - Southeast Texas Housing (SETH) 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). Mr. Cothran presented data on SETH Single Family Program Activity in the City of Deer Park and Home Builders loan program.



SETH 5 Star
SOUTH EAST TEXAS HOUSING FINANCE CORP.

SETH MyHome Plus
SOUTH EAST TEXAS HOUSING FINANCE CORP.

SINGLE FAMILY PROGRAM ACTIVITY

SETH 5 Star and SETH MyHome Plus Programs 10/15/12- 02/29/2026
Program Usage in Deer Park, Texas

- Total Households Assisted: 146
- Total Down Payment Provided by SETH: \$1.05m
- Total Mortgage Loans Provided: \$22.2m
- Average Assistance per Family: \$7,200
- 12 mo Average Sales Price: \$257,500
- 12 mo Average Annual Income: \$84,380

• SETH MCC's issued for Deer Park: 33 since 2012

www.seth5star.com www.sethmyhomeplus.com



SETH 5 Star
WWW.SETH5STAR.COM

SETH MyHome Plus
WWW.SETHMYHOMEPLUS.COM

Program provides Down Payment and Closing Costs Assistance. Assistance is the form of a Community Second Lien and is forgiven in full after 3 years. Program also offers a Best Rate Option with no DPA, just a great low rate without any loan level price adjustments.

Program provides Larger Amounts of Down Payment and Closing Cost Assistance in the form of a Community Second forgiven in 10 Years. Buyers can exchange a longer lien term for lower mortgage rates. Now available, permanent interest rate buydown options.

- No First Time Homebuyer Requirement
- 30 Year Fixed Rate Mortgage Options: FHA, VA, USDA and Conventional
- FREE SETH Homebuyer Education for lower income borrowers
- Income Limits Deer Park: \$81,600 (Charter) or \$142,800 (Standard)

SETH HomeCredit
Mortgage Credit Certificate (MCC) Program

Our FREE MCC Program provides eligible First Time Homebuyers a Federal Tax Credit. Can be combined with SETH 5 Star or SETH MyHome Plus. Must own occupy for 9 years to avoid potential Federal Recapture Tax.

Example: Loan Amount...\$240,000 Interest Rate...6%
Buyer will have paid approximately \$14,400 annual interest
Tax credit provided by our MCC Program: 20%
\$14,400 x 20% = \$2,880
MCC Savings for Homeowner.....\$2,880

- \$3,500 Grant when combined with SETH DPA Programs
- Tax Benefit helps with Mortgage Qualifications
- No Fees for Homebuyers
- Only MCC Program with NO FEES & GRANTS!!
- Deer Park Income Limit: \$101,000 (1-2) \$116,150 (3+)

Mr. Cothran noted that the State has implemented programs similar to S.E.T.H., which were modeled after the S.E.T.H. framework. Mr. Cothran reported that the Deer Park housing market remains challenging; however, there are indicators of stabilization. He stated that approximately 80 homes are currently on the market, with 43 under contract, which reflects positive activity in the local housing market. He also noted that approximately 42 percent of homes listed for sale have undergone price adjustments.

Additionally, Mr. Cothran shared that recent State-level changes have addressed unlawful occupancy concerns and clarified processes for property owners, including the ability for landlords to pursue eviction in accordance with applicable laws when rent has not been paid. There were no questions from Council.

2. DISCUSSION OF ISSUES RELATED TO PROPOSED FEMA MAPS AND COMMENTS. -

Mr. Carl Ahrendt, P.E., Department Manager/Principal with CobbFendley, provided a presentation regarding proposed floodplain map updates by FEMA and Harris County Flood Control District. He explained that the updated maps are intended to reflect current conditions and improvements within the City of Deer Park.

Mr. Ahrendt noted that FEMA's primary map access system is currently unavailable due to federal funding constraints. As an alternative, he presented the MAAPnext interactive mapping tool (<https://www.maapnext.org/interactive-map>) and demonstrated its features. He explained that the maps identify existing floodplains in blue and proposed updated 100-year and 500-year floodplains in green, allowing for a comparison between previous and updated conditions.

He further explained that CobbFendley has been engaged to work with City staff to review the proposed maps and associated modeling data to ensure they accurately reflect local infrastructure improvements and conditions. This review is intended to support accurate flood risk assessments and potential impacts to residents.

City Manager Jay Stokes stated that the proposed FEMA floodplain map may not fully account for the City's significant infrastructure investments made over the past decade. He emphasized the importance of ensuring the City's drainage improvements and projects are reflected in the

final mapping, as updates could impact floodplain designations and may affect flood insurance requirements for some property owners. Mr. Ahrendt mentioned once FEMA access is restored, CobbFendley will proceed with its analysis and provide an update to Council. Mr. Stokes added that, while progress has been made, certain areas of the City continue to experience flooding.

He emphasized the importance of aligning infrastructure investments with accurate data to support long-term flood mitigation efforts. There were no questions from Council.

3. DISCUSSION OF ISSUES RELATED TO THE SELLING OF OBSOLETE STREET SIGNS. City Manager Jay Stokes presented information regarding the sale of obsolete street signs. He explained that the City is currently replacing older blue street signs along Luella Avenue and adjacent streets with new signage.

Mr. Stokes reported that there has been public interest in purchasing the obsolete signs. He stated that the City has identified approximately 103 obsolete blue street signs and 112 obsolete maroon street signs available.

Mr. Stokes presented options for Council consideration, including establishing pricing, purchase limits, and logistics for public sales.

Councilman League recommended setting the price at \$25.00 for blue street signs and \$50.00 for maroon street signs, with a limit of four signs per purchaser on a first-come, first-served basis.

Council expressed support of Councilman League's recommendation.

Assistant City Manager Sara Costlow acknowledged and thanked intern Michelle Nguyen for her work in inventorying the street signs.

There were no further questions or comments from the City Council.

4. DISCUSSION OF ISSUES RELATED TO THE POTENTIAL SCHOOL RESOURCE OFFICER AGREEMENT FOR THE 2026/2027 SCHOOL YEAR. - Chief Griggs provided a presentation regarding a potential School Resource Officer (SRO) agreement with Deer Park Independent School District (DPISD) for the 2026-2027 school year.

Chief Griggs mentioned that the City has partnered with DPISD for more than 25 years to provide law enforcement services at local schools. The partnership began with D.A.R.E. and G.R.E.A.T. programs and has since evolved into the current SRO program. Initially, the program included four officers; between spring 2022 and the 2023–2024 school year, four additional SRO positions and one Sergeant position were added.

Principals from DPISD campuses proposed having, including those located within the City of Pasadena. This expansion would be addressed through a separate agreement to provide law enforcement services for those campuses. Currently, those campuses are served by the Pasadena Police Department and the Pasadena Independent School District Police Department.

Chief Grigg explained that DPISD has requested that the City consider providing dedicated SRO staffing at those campuses. The proposed expansion would include the addition of five (5) School Resource Officers and one (1) Sergeant, to be implemented over a two-year period.

Unlike the current interlocal agreement, the proposed agreement would require DPISD to fund 100 percent of costs for personnel, equipment, and training, and would include provisions for a phased transition in the event of termination by either party.

Chief Griggs expressed concern about the long-term sustainability of the program and the potential impact on staffing if funding is reduced or discontinued. He recommended including safeguards in the agreement, such as a minimum three-year funding commitment, with a preference for five years, to provide stability and mitigate the risk of personnel reductions.

Mr. Stokes stated that these recommendations would be presented to the DPISD Board of Trustees at an upcoming meeting for consideration.

Councilman League inquired whether any concerns would arise if the proposal with the school district moves forward, provided appropriate safeguards are included.

Chief Griggs responded that DPISD has requested three officers to begin in August. He noted that the Department currently has five officers assigned to SRO positions, with additional interest in the program, and is confident the positions can be filled. He further stated that, by the following August, the Department anticipates adding two additional officers and one sergeant, and is capable of providing coverage for the schools located in Pasadena city limits while maintaining adequate coverage for the City.

Council expressed support for including safeguards, specifically a three year or five-year funding commitment, to help ensure program stability in the event of future funding changes, and indicated agreement with the proposed costs.

There were no further questions or comments from the City Council.

ADJOURN - Mayor Mouton adjourned the workshop meeting at 7:03 p.m.

ATTEST:

APPROVED:

Angela Smith, TRMC, CMC
City Secretary

Jerry Mouton, Jr.
Mayor