



MINUTES OF THE CITY COUNCIL REGULAR MEETING

THE 1884th REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD IN CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON SEPTEMBER 16, 2025 AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES	CITY MANAGER
SARA COSTLOW	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 meeting to order at 7:30 p.m.

INVOCATION – The invocation was given by Councilwoman Ford.

PLEDGE OF ALLEGIANCE – Councilwoman Garrison led the Pledge of Allegiance to the United States Flag and the Texas Flag.

COMMENTS FROM THE AUDIENCE – Jennifer Suarez, 2202 Kristina Way, expressed her concerns of the search that was conducted by the Deer Park Police for a suspect within her neighborhood. Ms. Suarez emphasized her displeasure with the way the situation was handled.

1. PUBLIC HEARING ON THE PROPOSED AD VALOREM TAX RATE FOR TAX YEAR 2025 – The public hearing was opened at 7:39 p.m. City Secretary Angela Smith read the Notice of Public Hearing. (Exhibit A)

Mayor Mouton called for those desiring to speak in favor of the proposed Ad Valorem Tax Rate for Tax Year 2025. No one spoke.

Mayor Mouton called for those desiring to speak against the proposed Ad Valorem Tax Rate for Tax Year 2025. No one spoke.

Mayor Mouton closed the Public Hearing at 7:40 p.m.

2. CONSIDERATION OF AND ACTION ON AWARDING THE CONTRACT FOR PARKS RIGHT - OF - WAY MOWING SERVICES FOR THE CITY OF DEER PARK TO ELM LANDSCAPE MGMT – Motion was made by Councilwoman Ford and seconded by Councilwoman Garrison to award the contract for the parks right-of-way mowing services for the City of Deer Park to Elm Landscape Management.

Motion carried 6 to 0.

CONSENT CALENDAR – Motion was made by Councilman Ginn and seconded by Councilman Martin to approve the consent calendar as follows:

3. Approval of the workshop and regular meeting minutes for September 02, 2025.

Motion carried 6 to 0.

4. CONSIDERATION OF AND ACTION ON AUTHORIZATION OF PARKING AND ISSUANCE OF TEMPORARY OCCUPANCY PERMIT REQUEST FROM PEMEX DEER PARK FOR THEIR FALL 2025 “BIG BLOCK” TURNAROUND – Motion was made by Councilman League and seconded by Councilman Martin on authorization of parking and issuance of temporary occupancy permit request from Pemex Deer Park for their Fall 2025 “Big Block” turnaround.

Motion carried 6 to 0.

5. CONSIDERATION OF AND ACTION ON AMENDING THE FINANCIAL MANAGEMENT POLICY – Motion was made by Councilman Ginn and seconded by Councilman League on amending the Financial Management Policy.

Motion carried 6 to 0.

6. CONSIDERATION OF AND ACTION ON THE ADOPTION OF THE FIVE-YEAR CAPITAL IMPROVEMENTS PLAN FOR YEARS 2026-2030 – Motion was made by Councilwoman Garrison and seconded by Councilman Ginn on the adoption of the Five-Year Capital Improvements Plan for years 2026-2030.

Motion carried 6 to 0.

7. CONSIDERATION OF AND ACTION ON A RESOLUTION TO TRANSFER \$6,000,000.00 FROM THE FISCAL YEAR 2024-2025 UNASSIGNED FUND BALANCE FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENTS FUND – After a proposed resolution was read by caption, motion was made by Councilman Ginn and seconded by Councilwoman Ford to adopt Resolution No. 25-14, captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS TRANSFERRING \$6,000,000.00 OF UNASSIGNED FUND BALANCE IN THE GENERAL FUND TO THE CAPITAL IMPROVEMENTS FUND FOR CURRENT AND FUTURE PROJECTS.

Motion carried 6 to 0.

8. CONSIDERATION OF AND ACTION ON A RESOLUTION TO TRANSFER \$2,000,000 FROM THE FISCAL YEAR 2024-2025 UNASSIGNED FUND BALANCE OF THE GENERAL FUND TO THE ASSET REPLACEMENT FUND – After a proposed resolution was read by caption, motion was made by Councilman Martin and seconded by Councilman League to adopt Resolution No. 25-15, captioned as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS TRANSFERRING \$2,000,000.00 OF UNASSIGNED FUND BALANCE IN THE GENERAL FUND TO THE ASSET REPLACEMENT FUND FOR CURRENT AND FUTURE PROJECTS.

Motion carried 6 to 0.

9. CONSIDERATION OF AND ACTION ON A RESOLUTION MAINTAINING THE CITY OF DEER PARK’S CONTRIBUTION RATE TO THE TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS) AT THE OBLIGATED 15.52% FOR 2026 AND NOT PREFUNDING THE CITY’S UNFUNDED ACTUARIAL ACCRUED LIABILITY – After a proposed resolution was read by caption, motion was made by Councilman Ginn and seconded by Councilwoman Ford to adopt Resolution No. 25-16, captioned as follows:

A RESOLUTION OF THE CITY OF DEER PARK CITY COUNCIL MAINTAINING THE CITY’S 2026 MUNICIPAL CONTRIBUTION RATE TO THE TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS) AT 15.52 PERCENT AND NOT PREFUND THE UNFUNDED ACTUARIAL ACCRUED LIABILITY (UAAL) IN YEAR 2026.

Motion carried 6 to 0.

10. CONSIDERATION OF AND ACTION ON AN ORDINANCE ADOPTING THE FY 2025-2026 BUDGET FOR THE CITY OF DEER PARK – After a proposed ordinance was read by caption, motion was made by Councilman Martin and seconded by Councilman Ginn to adopt Ordinance No. 4650, captioned as follows:

AN ORDINANCE ADOPTING THE 2025-2026 BUDGET FOR THE CITY OF DEER PARK, TEXAS AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor Mouton	“Aye”	Councilwoman Garrison	“Aye”
Councilman Ginn	“Aye”	Councilman League	“Aye”
Councilman Martin	“Aye”	Councilwoman Ford	“Aye”

Motion carried 6 to 0 with a record vote as shown above.

11. CONSIDERATION OF AND ACTION ON AN ORDINANCE LEVYING AD VALOREM TAXES FOR TAX YEAR 2025 – After a proposed ordinance was read by caption, a motion to move that the property tax rate be increased by the adoption of a tax rate of \$0.720000, which is effectively a 5.02 percent increase in the tax rate was made by Councilman Ginn and seconded by Councilman League to adopt Ordinance No. 4651, captioned as follows:

AN ORDINANCE OF THE CITY OF DEER PARK, TEXAS LEVYING AD VALOREM TAXES FOR 2025 AT \$0.720000 PER ONE HUNDRED DOLLARS ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS TO PROVIDE REVENUES FOR CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING DUE AND DELINQUENT DATES; PENALTIES AND INTEREST; PROVIDING A HOMESTEAD EXEMPTION; REPEALING ALL OTHER ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Mouton	“Aye”	Councilwoman Garrison	“Aye”
Councilman Ginn	“Aye”	Councilman League	“Aye”
Councilman Martin	“Aye”	Councilwoman Ford	“Aye”

Motion carried 6 to 0 with a record vote as shown above.

12. CONSIDERATION OF AND ACTION ON AN ORDINANCE APPROVING THE UPDATED 2025-2026 SALARY & CLASSIFICATION SCALES – After a proposed ordinance was read by caption, motion was made by Councilman League and seconded by Councilwoman Ford to adopt Ordinance No. 4652, captioned as follows:

AN ORDINANCE PROVIDING FOR A RECLASSIFICATION SCALE AND PAY RANGE CHART FOR EMPLOYEES OF THE CITY OF DEER PARK; PROVIDING A PAY RANGE CHART FOR UNCLASSIFIED SERVICE EMPLOYEES.

Motion carried 6 to 0.

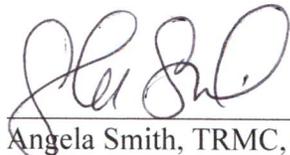
13. CONSIDERATION OF AND ACTION ON AN ORDINANCE MOVING THE TIME OF THE OCTOBER 7, 2025, REGULAR CITY COUNCIL MEETING FROM 7:30 PM TO OCTOBER 7, 2025 AT 5:30 PM – After a proposed ordinance was read by caption, motion was made by Councilwoman Ford and seconded by Councilman Ginn to adopt Ordinance No. 4653, captioned as follows:

AN ORDINANCE RESCHEDULING THE REGULAR COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS FOR OCTOBER 7, 2025; DESIGNATING ANOTHER TIME FOR SAID MEETING TO BE HELD. (Start time at 5:30 p.m.)

Motion carried 6 to 0.

ADJOURN – Mayor Mouton adjourned the meeting at 7:48 p.m.

ATTEST:



Angela Smith, TRMC, CMC
City Secretary

APPROVED:



Jerry Mouton, Jr.
Mayor



NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.720000 per \$100 valuation has been proposed by the governing body of CITY OF DEER PARK.

PROPOSED TAX RATE	\$0.720000 per \$100
NO-NEW-REVENUE TAX RATE	\$0.685560 per \$100
VOTER-APPROVAL TAX RATE	\$0.723064 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for CITY OF DEER PARK from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that CITY OF DEER PARK may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF DEER PARK is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 16, 2025 AT 7:30 PM AT 710 E San Augustine St, Deer Park, TX 77536, City Hall Council Chambers.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, CITY OF DEER PARK is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Deer Park City Council of CITY OF DEER PARK at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal: Jerry Mouton Jr
TJ Haight
Justin League
Georgette Ford

Sherry Garrison
Tommy Ginn
Ron Martin

AGAINST the proposal: None

PRESENT and not voting: None

ABSENT: None

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by CITY OF DEER

PARK last year to the taxes proposed to be imposed on the average residence homestead by CITY OF DEER PARK this year.

	2024	2025	Change
Total tax rate (per \$100 of value)	\$0.720000	\$0.720000	increase of 0.000000 per \$100, or 0.00%
Average homestead taxable value	\$225,796	\$232,518	increase of 2.98%
Tax on average homestead	\$1,625.73	\$1,674.13	increase of 48.40, or 2.98%
Total tax levy on all properties	\$27,038,431	\$28,736,835	increase of 1,698,404, or 6.28%

For assistance with tax calculations, please contact the tax assessor for CITY OF DEER PARK at 281-478-7231 or customerservice@deerparktx.org, or visit www.deerparktx.gov for more information.