

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

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 06, 2021 BEGINNING AT 7:00 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.  
SHERRY GARRISON  
TJ HAIGHT  
TOMMY GINN  
RON MARTIN  
RAE SINOR

MAYOR  
COUNCILWOMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILMAN  
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES  
GARY JACKSON  
SHANNON BENNETT  
JIM FOX

CITY MANAGER  
ASSISTANT CITY MANAGER  
CITY SECRETARY  
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 7:00 p.m.
2. COMMENTS FROM AUDIENCE – No comments received.
3. ANNUAL UPDATE ON ACTIVITIES OF THE SOUTH EAST TEXAS HOUSING FINANCE CORPORATION AND THE DEER PARK HOUSING MARKET FROM TROY COTHRAN – Troy Cothran, President of SETH, gave an overview of the annual SETH activities report which included details of the 5 Star and SethGoldStar Programs which assisted 128 homebuyers with down payment and closing cost assistance totaling \$927,867. The City of Deer Park helped 18 families with their home purchase. Mr. Cothran spoke of the Mortgage Credit Certificate Program (MCC) grant that allows the homeowner a direct tax credit up to \$2000 per year for the amount mortgage interest that is paid. There is also a four hour long SETH Homebuyer Education Course that is required for potential buyers to participate in. Mr. Cothran advised Council of the active listings currently on the market, pending home sales in Deer Park and the sale price trends from 2011-2021. (Exhibit A1-A6)
4. DISCUSSION OF ISSUES RELATING TO ENTERING INTO AN AGREEMENT FOR ARCHITECTURAL SERVICES WITH THE ARCHITECTURAL FIRM PGAL FOR DESIGN OF THE DEER PARK EMERGENCY OPERATION CENTER ADDITION,

RECONFIGURATION OF THE EXISTING EOC AND DISPATCH CENTER AS WELL AS THE EXPANSION OF THE RECORDS UNIT AT THE DEER PARK POLICE DEPARTMENT – City Engineer Adam Ballesteros advised Council of the agreement with PGAL for architectural services that has been negotiated for the new EOC building.

Assistant City Manager Gary Jackson highlighted the history of the project and advised Council of some negotiation details.

Mr. Jackson commented, “Originally, even though it is not part of the project, but it has to be done at the same time, there were some jail software, security software, a number of different things that were old and outdated and had to be changed anyway. The Information Technology Department (I.T.) was heading up that process of looking at all those items. I think that was in the neighborhood of about \$370,000 worth of equipment that has to be upgraded from the original facility. We determined from looking at the project that if we had the Architect and their Technology Sub-Consultant doing parts of the project, our Information Technology Department (I.T.) doing parts of the project and the General Contract working trying to remodel and adding on to the building, that is a lot of different moving parts. Collectively, the decision was to have all the items that were to be done and overseen by Staff, would all be pulled in underneath the Architect’s contract with one responsible party. PGAL and their subcontractor Ferguson Consulting Engineering, will be handling the technology component of the project. The cost of that did increase from the December amount presented before you and the Crime Control and Prevention District because some of those items that were being handled by Staff will now be handled by the umbrella of the contract.”

Councilwoman Sinor asked, “Does this amount cover to the end of the project?”

Paul Bonnette with PGAL responded, “Yes, it does from this point in the design all the way through the end of construction. Ferguson Consulting Engineering will work on the security and the Information Technology (I.T.) specifications and design, audio/visual system along with some of the jail control systems as well back in the existing building. We will be getting input from the Police Department and the Information Technology Department (I.T.) to make sure that what we are drawing and specifying, meets the City’s requirements.”

5. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:22 p.m.

ATTEST:

APPROVED:

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Shannon Bennett, TRMC  
City Secretary

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Jerry Mouton, Jr.  
Mayor