



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
AUGUST 4, 2026 BEGINNING AT 6:45 P.M.

MEMBERS PRESENT:

JERRY MOUTON
SHERRY GARRISON
TOMMY GINN
JUSTIN LEAGUE
ERIC RIPLEY
GEORGETTE FORD

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

MEMBER ABSENT:

TJ HAIGHT

COUNCILMAN

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES
SARA COSTLOW
JIM FOX
ANGELA SMITH

CITY MANAGER
ASSISTANT CITY MANAGER
CITY ATTORNEY
CITY SECRETARY

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

COMMENTS FROM AUDIENCE - Bill Brown, 2522 E. Pasadena Boulevard, expressed concerns regarding an abandoned residence at 3617 Clover Lane, which he stated has been vacant for approximately three years and may have animals living in the attic. He also addressed the locked gate at a nearby baseball park, increased speeding possible street racing on Pasadena Boulevard, and limited police presence due to limited access to the park.

WORKSHOP ITEMS

1. EXECUTIVE SESSION - BY AUTHORITY OF ARTICLE 6252-17 (SECTION 3-E, F AND G) V.A.T.S., AND THE OPEN MEETINGS ACT, THE COUNCIL MAY ADJOURN TO AN EXECUTIVE SESSION RELATE TO THE FOLLOWING ITEM(S):
 - a. Consultation with City Attorney - (551.071) Industrial District Agreements.
THIS ITEM WAS PULLED FROM THE AGENDA.
2. PRESENTATION OF THE BAY AREA HOUSTON ECONOMIC PARTNERSHIP ANNUAL REPORT. - Bay Area Houston Economic Partnership (BAHEP) President Brian Freedman, presented an update on the organization's membership, regional partnership, major industry

clusters, and economic development activities. He discussed factors that attract investment to the Bay Area Houston region and highlighted current projects that can be found at bayareahouston.com/hot-projects/. This interactive website provides an overview of real estate developments underway through the Bay Area Houston region.



Mr. Freedman discussed BAHEP's expansion into defense manufacturing, including opportunities related to the construction of U.S. Coast Guard icebreakers and the development of a regional domestic supply chain. He noted the City of Deer Park's potential to support these manufacturing efforts, and expressed appreciation for the partnership between the City of Deer Park and BAHEP.

City Manager Jay Stokes expressed appreciation for Mr. Freedman and BAHEP, noting the organization's efforts to include and welcome the City of Deer Park since it became a member.

There were no questions from Council.

3. DISCUSSION OF ISSUES RELATING TO THE CHANGES IN MOBILE FOOD TRUCK ORDINANCE. - City Manager Jay Stokes opened the discussion regarding mobile food vendors and provided historical background on the City's regulation of ice cream trucks. He explained the recent changes in state law classify mobile food vendors by tiers, limit the City's authority to prohibit such vendors, and require amendments to the City's ordinance. Mr. Stokes then introduced City Secretary Angela Smith to continue the presentation.

City Secretary Angela Smith provided an overview of House Bill 2844, enacted by the 89th Texas Legislature and effective July 1, 2026. She explained that the legislation transferred food-safety licensing and inspection authority for mobile food vendors to the Texas Department of State Health Services and preempts conflicting local regulations. Municipalities may continue to regulate matters such as zoning, fire safety, and vendor locations. Ms. Smith noted that the City may no longer prohibit certain mobile food vendors, including Type I vendors such as ice cream trucks, and presented proposed ordinance amendments necessary to comply with state law.

Council directed staff to prepare amendments to the mobile food vendor ordinance that preserve the City's current regulations to the extent permitted by state law including the required revisions concerning Type I vendors, such as ice cream trucks, and limiting operation to designated areas.

Mr. Stokes stated that staff has received direction from Council and would bring the proposed mobile food truck ordinance amendments back for consideration at a future Council meeting.

ADJOURN - Mayor Mouton adjourned the workshop meeting at 7:18 p.m.

ATTEST:

Angela Smith, TRMC, CMC
City Secretary

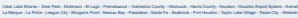
APPROVED:

Jerry Mouton, Jr.
Mayor

Aug. 4, 2026

Clear Lake Shores • Deer Park • Dickinson • El Lago • Fremontwood • Galveston County • Hitchcock • Harris County • Houston • Houston-Negoci System • Kemah
La Marque • La Porte • League City • Shafter's Field • Nassau Bay • Pasadena • Santa Fe • Seabrook • Port Houston • Taylor Lake Village • Texas City • Webster

- 501(c)(6)
- 50 years
- 350 Members
- 18 Cities, 2 Counties
- Port Houston
- Houston Airport System
- 11 School Districts
- 6 Universities & Colleges



The diagram illustrates the Singapore Economic Framework. At the base is a blue bar labeled "Education, Training, and Workforce Development". Above this bar are seven yellow pillars. From left to right, the pillars are labeled: "Financial and capital markets", "Retail", "Non-physical", "Government", "Specialised business", "Small business", and "Information and communications". Above the pillars is a blue triangular roof structure. The roof is divided into four sections, each labeled with a sector: "Aerospace" (left), "Maritime and Logistics" (bottom-left), "Healthcare" (bottom-right), and "Specialty Chemicals and Energy" (right). The word "Industry" is partially visible at the top left.

1. People! We have an educated and skilled workforce AND quality education providers.
2. Low-costs (real estate, taxation, etc.).
3. Available real estate options with competitive valuations.
4. Central location (mid-point in USA and North, Central, and South America)
5. Great infrastructure and multi-modal transportation (highway, rail, air, waterborne).
6. Right-to-work state and favorable unionization conditions.
7. Business friendly environment – induce business incentives.
8. Great quality of life attracts new growth!

<https://bayareahouston.com/hot-projects/>



Thank you