

## REGULAR CALLED CITY COMMISSION MEETING

### MINUTES

WEDNESDAY, APRIL 3, 2024 – 5:00 P.M.  
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, APRIL 3, 2024, at 5:00 P.M. in the Kenneth T. Nunn Council Room in City Hall, Texas City, Texas. A quorum having been met, the meeting was called to order at 5:00 p.m. by Mayor Dedrick D. Johnson.

#### 1. ROLL CALL

Present: Mayor Dedrick D. Johnson  
Commissioner At-Large, Mayor Pro Tem Thelma Bowie  
Commissioner At-Large Abel Garza, Jr.  
Commissioner District 1 DeAndre' Knoxson  
Commissioner District 2 Felix Herrera  
Commissioner District 4 Jami Clark

Absent: Commissioner District 3 Dorthea Jones Pointer

#### 2. INVOCATION

Led by Pastor David Buckley, Jr. of Sanford's Temple Church of God in Christ.

#### 3. PLEDGE OF ALLEGIANCE

Led by Commissioner At-Large/Mayor Pro Tem Thelma Bowie.

#### 4. PROCLAMATIONS AND PRESENTATIONS

- a. Proclaim April 2024 as Fair Housing Month for the City of Texas City.

Accepted by Titilayo Smith, Director of Community Development and Grants Administration.

- b. Proclaiming April Ninth as "409 Day" in Texas City

Accepted by Jennifer Laird, Communications Coordinator.

#### 5. REPORTS

- a. Recreation Programs (Recreation and Tourism)

Nicole Miller, Recreation Superintendent, gave a PowerPoint presentation.

b. Community Development Annual Report (Community Development)

Titilayo Smith, Director of Community Development (CD) and Grants Administration (GA), and Patricia Mata, CD&GA Programs Coordinator, gave a PowerPoint presentation.

6. PUBLIC HEARING

a. Heron's Landing Development, LLC requests approval of amendments to the Heron's Landing Planned Unit Development (PUD) District, Masterplan and Development Agreement.

Kim Golden, City Engineer, stated the Planning Board voted at its regular meeting on February 19, 2024 (4-0) to recommend approval of the Amendment to the PUD, Master Plan update, and amendment to the Development Agreement to the Zoning Commission. The Zoning Commission held a public hearing and voted at its regular meeting on March 5, 2024 (4-0) to recommend approving the Amendment to the PUD, Master Plan update, and amendment to the Development Agreement to the City Commission. Staff comments have been addressed and no objections are presented to the approval of the amendments to the PUD and Development agreement and update of the Master Plan. The amendments to the PUD application and to the Development Agreement are updating both to current conditions and reconciling to the current ordinances. The amendments maintain the character of the PUD as originally approved and remain consistent with the expectations presented to the current residential owners residing in Sections 1 and 2. The amendments are also updating and clarifying the amenities to be provided and schedule for same. An updated Development Schedule has also been provided and incorporated into the PUD as amended.

Motion by Commissioner At-Large, Mayor Pro Tem Thelma Bowie, Seconded by Commissioner District 2 Felix Herrera to close the Public Hearing.

**Vote:** 6 - 0 CARRIED

7. PRELIMINARY ZONING APPROVAL

a. Consider and take action on the PUD Application, Masterplan, and Development Agreement for Heron's Landing Subdivision. Located north of Swallows Meadow Subdivision and west of Pelican Harbour Subdivision.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 2 Felix Herrera

**Vote:** 6 - 0 CARRIED

8. PUBLIC COMMENTS

There were none.

9. CONSENT AGENDA

Commissioner At-Large Abel Garza, Jr. made a motion to approve Consent Agenda items a, b, c, d, e, f, g, h, i, and j. The motion was seconded by Commissioner At-Large/ Mayor Pro Tem Thelma Bowie.

- a. Approve City Commission Minutes for March 20, 2024 meeting. (City Secretary)

**Vote:** 6 - 0 CARRIED

- b. Consider and take action on Resolution No. 2024-053, approving the consent to annexation of Heron's Landing Subdivision Section 3 into GCMUD 79. (Transportation and Planning)

**Vote:** 6 - 0 CARRIED

- c. Consider and take action on Resolution No. 2024-054, approving the consent to annexation of Heron's Landing Section 4 into GC MUD 79. (Transportation and Planning)

**Vote:** 6 - 0 CARRIED

- d. Consider and take action on Resolution No. 2024-055, awarding a contract for Bid No. 2024-453 Sanitary Sewer Rehabilitation Project - Phase 23. (Public Works)

**Vote:** 6 - 0 CARRIED

- e. Consider and take action on Resolution No. 2024-056, approving the Amended and Restated Development Agreement between the City of Texas City and Heron's Landing Development, LLC. (Transportation and Planning)

**Vote:** 6 - 0 CARRIED

- f. Consider and take action on Resolution No. 2024-057, awarding a contract for Bid No. 2024-452 Water Line Replacement Project - Phase 21. (Public Works)

**Vote:** 6 - 0 CARRIED

- g. Consider and take action on Resolution No. 2024-058, awarding Request for Proposal No. 2024-451 to Galveston LNG Bunker Port LLC and authorizing the Mayor to enter into a long-term lease for certain real property commonly known as Shoal Point. (Legal)

**Vote:** 6 - 0 CARRIED

- h. Consider and take action on Resolution No. 2024-059, awarding a contract for Bid No. 2024-004 Delivered Hot and Warm Mix Asphalt Annual Contract. (Public Works)

**Vote:** 6 - 0 CARRIED

- i. Consider and take action on Resolution No. 2024-047, adopting various policies and procedures related to Civil Rights and Community Development Block Grant-Mitigation (CDBG-MIT). (Community Development)

**Vote: 6 - 0 CARRIED**

- j. Consider and take action on Resolution No. 2024-048, adopting a waiver valuation policy for General Land Office (GLO) Grants that require involuntary property acquisitions. (Community Development)

**Vote: 6 - 0 CARRIED**

10. REGULAR ITEMS

- a. Consider and take action on Ordinance No. 2024-12, abandoning the entire 15' wide alley adjacent to Lot 11 and Lots 12 thru 16 of Block 135 of Texas City Second Division in Galveston County. Located off of 6th Avenue North between 4th Street North and 5th Street North. (Transportation and Planning)

Kim Golden, City Engineer, stated the Planning Board held a public hearing at its meeting on March 18, 2024, and then voted unanimously (4-0) to recommend approval of the abandonment as requested by TCEDC. Staff have reviewed the site and the letters of no objection received from the utilities and offer no objection to approval of the abandonment.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 2 Felix Herrera

**Vote: 6 - 0 CARRIED**

11. ADJOURNMENT

Having no further business, Commissioner At-Large Abel Garza, Jr. made a MOTION to ADJOURN at 5:39 p.m.; the motion was SECONDED by Commissioner District 1 DeAndre Knoxson. All present voted AYE. MOTION CARRIED.

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DEDRICK D. JOHNSON, MAYOR

ATTEST:

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Rhomari Leigh, City Secretary

Date Approved: