

## REGULAR CALLED CITY COMMISSION MEETING

### MINUTES

WEDNESDAY, SEPTEMBER 4, 2024 – 5:00 P.M.  
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, SEPTEMBER 4, 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: Dedrick D. Johnson, Mayor  
Thelma Bowie, Commissioner At-Large, Mayor Pro Tem  
Abel Garza, Jr. , Commissioner At-Large  
DeAndre' Knoxson, Commissioner District 1  
Keith Love, Commissioner District 2  
Chris Sharp, Commissioner District 3  
Jami Clark, Commissioner District 4

#### 2. INVOCATION

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

#### 3. PLEDGE OF ALLEGIANCE

Led by Commissioner At-Large Abel Garza, Jr.

#### 4. REPORTS

##### a. Lowry Fitness Center (Recreation and Tourism)

Michael Richardson, Fitness Coordinator, gave a PowerPoint presentation.

#### 5. PUBLIC HEARING

##### a. The Interfield Group is requesting a zoning change from District "O" (Open Space) to District "E" (General Business) for a proposed Convenience Store and Retail Development located at 1414 FM 646 on the east side of Vicksburg Lane and west of Hwy 146 N.

Kim Golden, City Engineer, provided background information on the zoning change request from The Interfield Group.

No public comments.

- b. Alpha Omega Power, LLC is requesting a zoning change from District "F" (Light Industrial) to District "S-P" (Site Plan) for development of an electric power generating station utilizing lithium-ion battery energy storage system (BESS) located at 701 Hwy 146 N., and north of the existing Golden Rule Logistics.

Kim Golden, City Engineer, provided background information on Alpha Omega Power, LLC's zoning change request.

One individual spoke in opposition to the project.  
One of the developers spoke in favor of the project.  
See the recording for public comments.

Motion by Commissioner At-Large, Mayor Pro Tem Thelma Bowie, Seconded by Commissioner District 3 Chris Sharp, to close the Public Hearing.

**Vote: 7 - 0 CARRIED**

## 6. PRELIMINARY ZONING APPROVAL

- a. Consider and take action on The Interfield Group's request for a zoning change from District "O" (Open Space) to District "E" (General Business) for a proposed Convenience Store and Retail Development located at 1414 FM 646 on the east side of Vicksburg Lane and west of Hwy 146 N.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 2 Keith Love, to approve a zoning change request to rezone 9.46 acres from District "O" (Open Space) to District "E" (General Business).

**Vote: 7 - 0 CARRIED**

- b. Consider and take action on Alpha Omega Power, LLC's request for a zoning change from District "F" (Light Industrial) to District "S-P" (Site Plan) for development of an electric power generating station utilizing lithium-ion battery energy storage system (BESS) located at 701 Hwy 146 N., and north of the existing Golden Rule Logistics.

Motion by Commissioner At-Large, Mayor Pro Tem Thelma Bowie, Seconded by Commissioner District 1 DeAndre' Knoxson, to approve a zoning change for 6.29 acres from District "F" (Light Industrial) to District "SP" Site Plan after the necessary easement and secondary point of access are addressed.

**Vote: 5 - 2 CARRIED**

## 7. PUBLIC COMMENTS

The following members of the public requested to address the City Commission: Malloy Scott, resident, and James Daniels, resident.

## 8. CONSENT AGENDA

Commissioner District 4, Jami Clark, made a motion to approve Consent Agenda items 8a, b, d, and e. The motion was seconded by Commissioner At-Large, Mayor Pro Tem, Thelma Bowie.

- a. Approve City Commission Minutes for the August 21, 2024 meeting. (City Secretary)

**Vote: 7 - 0 CARRIED**

- b. Consider and take action on Resolution No. 2024-104, awarding and authorizing the Mayor to enter into a contract for Bid No. 2024-014 Building Materials Annual Contract. (Public Works)

**Vote: 7 - 0 CARRIED**

- c. Consider and take action on Resolution No. 2024-105, approving contracts for employee medical, dental, vision, life and disability, health savings and flexible spending accounts, and an employee assistance program, and authorizing the Mayor to execute those agreements. (Human Resources)

Motion by Commissioner At-Large, Mayor Pro Tem Thelma Bowie, Seconded by Commissioner District 3 Chris Sharp, to approve Consent Agenda item 8c.

**Vote: 7 - 0 CARRIED**

- d. Consider and take action on Resolution No. 2024-106, awarding and authorizing the mayor to enter into a contract for RFP No. 2024-458 Disaster Recovery Consultant Services. (Purchasing)

**Vote: 7 - 0 CARRIED**

- e. Consider and take action on Resolution No. 2024-107, casting the City of Texas City Ballot for TML Region 14 Board Director. (Mayor's Office)

**Vote: 7 - 0 CARRIED**

9. EXECUTIVE (CLOSED) SESSION

- a. Convene for Executive (Closed) Session pursuant to the Texas Open Meetings Act, Chapter 551, Texas Government Code to discuss the following:

§551.077 - Personnel Matters: (1) and (2)

Convened for Executive Session at 5:47 p.m.

10. RECONVENE FROM EXECUTIVE (CLOSED) SESSION

Reconvened from Executive Session at 6:55 p.m.

- a. Consideration and possible action concerning Personnel Matters discussed in Executive (closed) Session.

No action taken.

11. COMMISSIONERS' COMMENTS

12. MAYOR'S COMMENTS

An audiovisual recording of this meeting is available on the City's website and retained by the CSO for two years after the date of the adaption of the minutes to which the meeting corresponds.

13. ADJOURNMENT

Having no further business, Commissioner At-Large Able Garza, Jr., made a MOTION to ADJOURN at 6:59 p.m.; the motion was SECONDED by Commissioner District 2 Keith Love. 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: