

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, AUGUST 6, 2025 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, AUGUST 6, 2025, 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 Jon Branson, Executive Director of Management Services.

3. PLEDGE OF ALLEGIANCE

Led by Abel Garza, Jr., Commissioner At-Large.

4. REPORTS

a. Engineering, Transportation, and Planning Department Annual Report (City Engineer)

Kim Golden, City Engineer, gave a PowerPoint presentation.

b. Ambulance Fleet Status Report. (Fire)

Dennis Harris, Fire Chief, gave a PowerPoint presentation.

5. PUBLIC HEARING

a. To consider and approve the Community Development Block Grant (CDBG) 2025 Consolidated Plan and Annual Action Plan -2nd Public Hearing

Patricia Mata, Community Development & Grants Administration Program Coordinator, presented a PowerPoint presentation on the 5-year Consolidated Plan, which is designed to assist states and local jurisdictions in assessing their affordable housing and community

development needs, as well as market conditions, enabling them to make data-driven, place-based investment decisions.

Henry Gomez, a resident, stated he was in opposition to the CDBG 2025 Consolidated Plan and Annual Action Plan.

- b. Public Hearing to receive comments regarding amending the Code of Ordinances Title XV entitled "Land Usage", Chapter 160 entitled "Zoning" to designate Section 160.051 District S-P (Site Plan) as the zoning designation for Battery Energy Storage Systems and similar projects.

Kim Golden, City Engineer, recommends approval of Ordinance 2025-06 to create Chapter 162 entitled "Battery Energy Storage Systems" and to amend the Zoning Ordinance Section 160.051 to designate District S-P Site Plan as the zoning district for Battery Energy Storage Systems and similar projects.

There were no public comments.

- c. Public Hearing for comments on the zoning change of 38.653 acres from District H Heavy Industry to District SP Site Plan for a Battery Energy Storage System (BESS) located in an area south of the GCWA canal, north of Moses Bayou, east of South Humble Camp Rd., and west of property owned by the Galveston Bay Area Foundation

Kim Golden, City Engineer, stated City staff including the City Engineer, the Chief Building Official, the Fire Marshal, and the Director of Emergency Management have reviewed the recommended Detailed Site Plan and conditions to be memorialized in a Development Agreement and offer no objection to the zoning change from District "H" (Heavy Industrial) to District "SP" (Site Plan) for the new BESS project.

Three individuals 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 2 Keith Love, to close the Public Hearing.

Vote: 7 - 0 CARRIED

6. PRELIMINARY ZONING APPROVAL

- a. Consider and take action on Preliminary Zoning Approval for Red Egret, LLC for a zoning change of 38.653 acres from District "H" Heavy Industry to District "SP" Site Plan for a Battery Energy Storage System (BESS) located in an area south of the GCWA canal, north of Moses Bayou, east of South Humble Camp Rd., and west of property owned by the Galveston Bay Area Foundation.

Kim Golden, City Engineer, stated City staff including the City Engineer, the Chief Building Official, the Fire Marshal, and the Director of Emergency Management have reviewed the recommended Detailed Site Plan and conditions to be memorialized in a Development Agreement and offer no objection to the zoning change from District "H" (Heavy Industrial) to District "SP" (Site Plan) for the new BESS project.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large Abel Garza, Jr., with the agreed conditions.

Vote: 7 - 0 CARRIED

- b. Consider and take action on request for an extension of time to Preliminary Zoning Approval for Lakeside Bayou Subdivision.

Kim Golden, City Engineer, recommended approval of the extension of time to the preliminary zoning approval of the Lakdeside Bayou Subdivision from District A (Single Family Residential) to District I (Planned Unit Development) from May 6, 2026, to August 18, 2026.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 3 Chris Sharp

Vote: 7 - 0 CARRIED

- c. Request for Extension of Time to Preliminary Zoning Approval for Alpha Omega Power, LLC to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development of a BESS project to be located at 701 Hwy 146 N.

Kim Golden, City Engineer, recommended approval of the extension of time to the preliminary zoning approval of the Alpha Omega Power, LLC request to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development of a BESS project to be located at 701 Hwy 146 N., west of 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

Vote: 7 - 0 CARRIED

7. PUBLIC COMMENTS

The following members of the public requested to address the City Commission: Jose Boix and Robert Glem.

8. CONSENT AGENDA

Commissioner District 4, Jami Clark, made a motion to approve Consent Agenda items 8a, b, c, d, and e. The motion was seconded by Commissioner At-Large, Abel Garza, Jr. Consent Agenda item 8f was pulled by Commissioner District 1, DeAndre Knoxson, and voted on separately.

- a. Approve City Commission Minutes for July 16, 2025 meeting. (City Secretary)

Vote: 7 - 0 CARRIED

- b. Consider and take action on Resolution No. 2025-077, consenting to annexing 17.968 acres of Section 5 Marlow Lake North Subdivision into GCMUD 79. (Engineering)

Vote: 7 - 0 CARRIED

- c. Consider and take action on Resolution No. 2025-078, approving the Second Amendment to the Utility Services Agreement with Lakeside Bayou, LLC and GCMUD 53. (Engineering)

Vote: 7 - 0 CARRIED

- d. Consider and take action on Resolution No. 2025-079, approving a Development Agreement with Red Egret LLC. (Engineering)

Vote: 7 - 0 CARRIED

- e. Consider and take action on Resolution No. 2025-080, adoption and submission of the CDBG 2025-2029 Consolidated Plan and Annual Action Plan. (Community Development)

Vote: 7 - 0 CARRIED

- f. Consider and take action on Resolution No. 2025-081, approving and awarding Commission Grant funds in the amount of \$1,500 to the Texas City Foursquare Church. (Commissioner DeAndre Knoxson)

DeAndre' Knoxson, Commissioner District 1, stated that the Texas City Foursquare Church partners with various veteran support organizations and the Galveston County Food Bank to help ensure veterans have access to nutritious, quality food.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 3 Chris Sharp

Vote: 7 - 0 CARRIED

9. REGULAR ITEMS

- a. Consider and take action on the third and final reading of Ordinance No. 2025-06, amending the Texas City Code of Ordinances by creating Chapter 162 entitled "Battery Energy Storage Systems" and Amending Title XV entitled "Land Usage", Chapter 160 entitled "Zoning" to designate Section 160.051 District S-P (Site Plan) as the zoning designation for Battery Energy Storage Systems and similar projects. (City Engineer)

Kim Golden, City Engineer, stated that the Texas City Fire Marshal, Emergency Manager, Chief Building Official, and City Attorney have assisted with the drafting and review of Chapter 162 Battery Energy Storage Systems and offer no objection to its adoption.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 4 Jami Clark

Vote: 7 - 0 CARRIED

- b. Consider and take action on Ordinance No. 2025-14, establishing the Commission Rules of Procedure/Order of Business. (Management Services)

Dedrick D. Johnson, Mayor, stated that there are currently no known rules or order of business that have been adopted by this or any previous Commission. According to the Texas City Charter, Article III, titled "PROCEDURES OF THE COMMISSION," Section 1, regarding the Meetings of the Commission, the Commission shall establish its own rules of procedure by Ordinance.

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 4 Jami Clark

Vote: 7 - 0 CARRIED

- c. Consider and take action on proposed ad valorem tax rate (Fiscal Year 2026 – October 1, 2025, to September 30, 2026) by record vote and schedule public hearings, if necessary. (Finance)

Cynthia Rushing, Chief Financial Officer, gave a PowerPoint presentation showing a proposed ad valorem tax rate of \$0.478433.

Dedrick D. Johnson, Mayor --- aye
Thelma Bowie, Commissioner At-Large, Mayor Pro Tem --- aye
Abel Garza, Jr., Commissioner At-Large --- aye
DeAndre' Knoxson, Commissioner District 1 --- aye
Keith Love, Commissioner District 2 --- aye
Chris Sharp, Commissioner District 3 --- aye
Jami Clark, Commissioner District 4 --- aye

Vote: 7 - 0 CARRIED

- d. Consider and take action on Ordinance No. 2025-15, amending the Code of Ordinance, City of Texas City, Texas, Title III "Administration", Chapter 32 "Law Enforcement and Fire Department", Section 32.009 "Fire Department; Class of Positions", to reflect one (1) fewer position in the classification of Captain and one (1) additional position in the classification of Firefighter; the total number of authorized Fire Department personnel will remain unchanged. (Fire)

Dennis Harris, Fire Chief, recommended amending the Fire Department's Classification Plan to reclassify one (1) position from Captain to Firefighter.

Motion by Commissioner At-Large, Mayor Pro Tem Thelma Bowie, Seconded by Commissioner District 2 Keith Love

Vote: 7 - 0 CARRIED

10. COMMISSIONERS' COMMENTS

11. 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 adoption of the minutes to which the meeting corresponds.

12. ADJOURNMENT

Having no further business, Commissioner At-Large, Abel Garza, Jr., made a MOTION to ADJOURN at 6:21 p.m.; the motion was SECONDED by Commissioner District 2 Keith Love. All present voted AYE. MOTION CARRIED.

DEDRICK D. JOHNSON, MAYOR

ATTEST:

Rhomari Leigh, City Secretary
Date Approved: