

# REGULAR CALLED CITY COMMISSION MEETING

## MINUTES

WEDNESDAY, MARCH 18, 2026 – 5:00 P.M.  
NESSLER CIVIC CENTER - WINGS OF HERITAGE

A Regular Called Meeting of the City Commission was held on Wednesday, MARCH 18, 2026, at 5:00 P.M. in the Nessler Civic Center — Wings of Heritage, 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  
Abel Garza, Jr. , Commissioner At-Large  
DeAndre' Knoxson, Commissioner District 1  
Keith Love, Commissioner District 2  
Jami Clark, Commissioner District 4

Absent: Thelma Bowie, Commissioner At-Large, Mayor Pro Tem  
Chris Sharp, Commissioner District 3

### 2. INVOCATION

Led by Terry Melancon of Come and See Friends Church.

### 3. PLEDGE OF ALLEGIANCE

Led by DeAndre' Knoxson, Commissioner District 1.

### 4. PROCLAMATIONS AND PRESENTATIONS

#### a. Service Awards

Giroud Jackson	Waste Water Treatment Plant	03/28/2016	10 years
John Karn	Waste Water Treatment Plant	03/21/2016	10 years
Bryan Fletcher	Fire	03/20/2006	20 years
Michelle Mancias	Fire	03/13/2006	20 years
Charles Gurnea	Public Works	03/02/2006	20 years

### 5. REPORTS

#### a. Annual Bayou Golf Course Report (Golf Course)

Michael Skiba, Head Golf Professional, gave a PowerPoint presentation.

### 6. PUBLIC HEARING

- a. Public Hearing for comments on the zoning change of 4600 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan).

Kim Golden, City Engineer, stated that TxDOT is acquiring an additional right-of-way for the widening of FM 646. The acquisition will require the removal and relocation of the existing chain-link fence and the removal of one or more bays from the two easternmost existing buildings. It will also require relocation of the existing septic field and of the electric service pole.

Jeff Boutte, representative of EHRA, on behalf of the owner, NSA Property Holder, LLC, spoke in favor of the zoning change and offered to answer any questions the Commission or the public may have.

- b. Public Hearing for comments on the zoning change of 5741 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan).

Kim Golden, City Engineer, stated that TXDOT is acquiring additional right-of-way for the widening of FM 646. The site plan presented for approval includes the changes required for the TxDOT taking. To avoid having to repeat the rezoning process, the application is presenting the post-taking site plan.

Miles Anthony, representative of Kimley-Horn & Associates, on behalf of the owner, SS Dickinson LP, spoke in favor of the zoning change and offered to answer any questions the Commission or the public may have.

- c. Public Hearing for comments on the update to the Cobblestone Subdivision Master Plan and PUD amendment from A&S Engineers.

Kim Golden, City Engineer, described the changes the developer proposed in Sections 5 and 6 due to the DISD for a school site, which reduced the anticipated lot yield by 235 lots.

Teddy S. Awad, a representative of A&S Engineers, Inc., on behalf of the owner, Rainsong Partnership LLC, spoke in favor of the zoning change and offered to answer any questions the commission or the public may have.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large Abel Garza, Jr., to close the Public Hearing.

**Vote: 5 - 0 CARRIED**

## 7. PRELIMINARY ZONING APPROVAL

- a. Consider and take action on the update to the Cobblestone Subdivision Master Plan and PUD amendment from A&S Engineers.

Kim Golden, City Engineer, recommends that, conditioned upon no additional plats being recorded until the community park is complete, or a bond be posted for its completion. On January 17, 2026, after a public hearing, the Zoning Commission recommended approval of the amendment to the PUD, conditioned upon no additional plats being recorded until the community park is complete, or a bond is posted for its completion, acceptable to the City.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 2 Keith Love

**Vote: 5 - 0 CARRIED**

- b. Consider and take action on the zoning change of 9.876 acres located at 4600 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan) to operate iStorage, a self-storage facility including outdoor storage.

Kim Golden, City Engineer, stated the Notice of the Zoning Commission Hearing was mailed to 8 property owners within 200 ft. No letters of opposition were received, and no one appeared at the hearing held on February 17, 2026, to oppose the zoning change.

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

**Vote: 5 - 0 CARRIED**

- c. Consider and take action on the zoning change of 7.54 acres located at 5741 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan) to operate a self-storage facility with outdoor storage.

Kim Golden, City Engineer, stated the Notice of the Zoning Commission Hearing was mailed to 6 property owners within 200 ft. No letters of opposition were received, and no one appeared at the hearing held on February 17, 2026, to oppose the zoning change.

Mayor Johnson thanked each applicant and those who spoke in favor and opposition, stating that this is the public process for every development that submits an application and seeks to operate in Texas City.

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 2 Keith Love

**Vote: 5 - 0 CARRIED**

## 8. PUBLIC COMMENTS

The following member of the public requested to address the City Commission: Jose Boix.

## 9. CONSENT AGENDA

Commissioner District 2, Keith Love, made a motion to approve Consent Agenda item 9a. The motion was seconded by Commissioner At-Large, Abel Garza, Jr. DeAndre' Knoxson, Commissioner District 1, pulled Consent Agenda item 9b, and Jami Clark, Commissioner District 4, pulled Consent Agenda item 9c for more discussion and voted on them separately.

- a. Approve City Commission Minutes for the March 4, 2026 meeting. (City Secretary)

**Vote: 5 - 0 CARRIED**

- b. Consider and take action on Resolution No. 2026-030, authorizing the purchase of Annual Radio Airtime for Government Users from Galveston County Emergency Communication District. (Innovation Technology)

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

**Vote:** 5 - 0 CARRIED

- c. Consider and take action on Resolution No. 2026-032, awarding and authorizing the execution of a contract for RFQ 2026-014 ERP consulting services. (Finance)

Cynthia Rushing, Chief Financial Officer, stated BerryDunn demonstrated the strongest ability to help the City assess its needs and select a modern, integrated ERP system tailored to our operational requirements.

Abel Garza, Commissioner At-Large, questioned whether this RFQ was to purchase new software. CFO Rushing restated that this is not to purchase new software but a consulting service contract to review our current ERP and guide the City through the required procurement steps and meeting federal deadlines.

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 2 Keith Love

**Vote:** 5 - 0 CARRIED

10. REGULAR ITEMS

- a. Consider and take action on Resolution No. 2026-031, approval of an Interlocal Agreement with Galveston County regarding 2025 County Bond Projects to Partially Fund Improvements to City Streets. (Engineering)

Kim Golden, City Engineer, recommends the approval of the Interlocal Agreement to assist with funding for Central Park Boulevard, Monticello Drive, and 9th Street Bridge Projects.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 1 DeAndre' Knoxson

**Vote:** 5 - 0 CARRIED

11. COMMISSIONERS' COMMENTS

12. MAYOR'S COMMENTS

An audiovisual recording of the 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.

13. ADJOURNMENT

Having no further business, Abel Garza, Jr., Commissioner At-Large made a MOTION to ADJOURN at 5:55 p.m.; the motion was SECONDED by Commissioner District 4, Jami Clark. 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: