

MINUTES
City of Dickinson
CITY COUNCIL
CITY COUNCIL REGULAR MEETING

January 13, 2026

The Dickinson City Council met in a duly called and announced on **Tuesday, January 13, 2026** , at **7:00 PM**. Council Chambers 4403 State Highway 3 Dickinson, TX 77539 The presiding member and a quorum of the City Council were present at the physical location shown above. The meeting was held for the purpose of considering the following items:

ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM

Councilmembers present were as follows: Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds.

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was led by Councilmember Simpson and the Pledge of Allegiance was led by Mayor Magliolo.

ITEM 3.) ANNOUNCEMENTS AND PRESENTATIONS Announcements concerning items of community interest. No action will be taken or discussed. Councilmember comments regarding items of community interest in accordance with Texas Government Code section 551.0415.

3.A Council Comments

Council Member Kevin Edmonds

- Thanked everyone attending in person and online.
- Wished the community a happy and prosperous New Year.
- Expressed gratitude for condolences he received following the recent passing of his father.

Council Member Bill Schick

- Commented on seeing a large crowd at the meeting.
- Attended Wreaths Across America with the Dickinson Historical Society; spoke positively of the ceremony.
- Attended recent Economic Development Corporation and Bayou Drainage District meetings.
- Gave updates on local projects including a new boat ramp nearing completion and a demonstration of “the Zipper,” a piece of road-rehab equipment.

Council Member Scott Schrader

- Welcomed everyone and wished them a happy and safe New Year.
- Also offered condolences to families of community members who passed away, again referencing Edmonds and Johnny Smith’s father as well as John Crowder.

Council Member Mark Townsend

- Welcomed everyone and offered condolences to multiple families who recently experienced losses, including the Edmonds family, Johnny Smith,

Council Member Sean Holt

- Welcomed attendees both in-person and online.

Council Member Johnnie Simpson

- Welcomed attendees both in-person and online.
- Wished everyone a Happy New Year and inclusive holiday greetings (Christmas, Hanukkah, Kwanzaa).
- Extended condolences to Council Member Edmonds and Officer Smith.

Mayor Travis Maglio

- Echoed condolences expressed by councilmembers.
- Noted no major injuries reported during the city's first year of legal fireworks.
- Thanked the Dickinson VFW for supporting U.S. Marine Corps recruiters by hosting their annual training.
- Gave a detailed update about a meeting with Lago Mar developers, emphasizing:
 - The city will not allow their connection to Hughes Road unless significant improvements (full reconstruction) are made due to flooding and traffic issues.
 - The city is committed to protecting residents' interests.
- Complimented City Manager Cary's leadership and advocacy for residents.

3.B City Manager Update

Chaise Cary presents:

Community Losses & Condolences

City Manager Cary opened by acknowledging several recent losses within the "City of Dickinson family," including:

- Officer Christopher McCollum
- Council Member Edmonds' father
- Officer Johnny Smith's father
- Chief Robert Robbins' father-in-law
- Prosecutor Donnie Quintanilla's father

He extended condolences and support to each affected family.

Good Samaritan Recognition

Cary highlighted a recent **Good Samaritan rescue**, where a citizen saved a woman and baby who went into the bayou—calling it a reflection of Dickinson's spirit of neighbors helping neighbors. The individual was invited forward for recognition.

Community Event Announcement

Cary promoted the **Harlem Wizards charity basketball event** hosted by DISD on February 20, encouraging attendance and participation. The Mayor is already signed up to play.

Infrastructure Updates

Hughes Road Drainage Project:

- Currently **68%** complete
- Temporary traffic light removed
- Project is large-scale, aiming to be completed by end of 2026
- On track for being on time and under budget

Safe Routes to School Project

- A TxDOT safety grant project
- Will add a **raised crossing** at Baker and FM 517
- County approved moving forward and will assist with the local match
- The city is preparing the RFQ process with TXDOT

TxDOT Updates

- Correction of a misaligned City of Dickinson sign panel on FM 517
- Repair of a pothole at FM 517 / Highway 3

Administrative & Financial Updates

- Annual financial audit (Brooks Watson) has begun and is ahead of schedule
- Commitment to protecting the city's recently regained bond rating
- Quarterly departmental budget reviews in progress
- Emphasis on daily monitoring of expenditures and sales tax revenues

Elections & Application Window

- Council candidate filing window: **January 14 – February 13**
- Encouraged residents to research candidates and participate in the democratic process
- City Secretary receives the applications

Code Enforcement Policy Shift

A major policy update:

- Moving from **reactive** to **proactive** enforcement
- **Zero-tolerance** for repeat offenders
- Immediate citations and daily fines for repeat or chronic violations
- Targeted issues include:
 - Overgrown vegetation
 - Junk vehicles
 - Illegal dumping
 - Unsafe or substandard structures
- Coordinating with municipal court for streamlined enforcement
- Quarterly compliance reports coming to Council

Organizational Culture & Leadership

City Manager Carey outlined his leadership philosophy and goals:

- **“Be kind, be respectful, do the right thing”**
- Focus on building a **great organization** over time
- Emphasized integrity, teamwork, and service to the community
- Expressed optimism about Dickinson's future and the progress ahead

3.C Department Head Status Report

Presenter: Dave Funk, Economic Development Corporation (EDC) Director

Zeigler's Grocery Store Renovation

- Toured the construction site earlier in the week.
- Showed photos of progress, including bakery, deli, frozen foods, and prepared foods areas.
- Interior finish-out looks “very nice.”
- Construction to be substantially complete in February, with opening targeted for March 2026.

Water Street Parking Garage

- Projected completion date provided by contractor Flintco: **April 2026.**

Apartment Complex (Parkview Development)

- Construction expected to begin **within 10 business days.**
- Site preparation and Texas–New Mexico Power coordination already underway.

ELS (Event/Office/Community Facility)

- Interior finish-out in progress.
- Developer decided to **fully complete the second floor** instead of leaving it shell space.
- **Backyard Brewing** is planning to move forward with its location in the former school building behind the sanctuary space.

Bayou Village Project

- Waiting on the City Attorney's draft development agreement.
- Developer intends to start **site and earth work in February**.

General EDC Focus

- Overarching departmental goal for the year: "**shovels in the ground**"—accelerating the start and completion of major projects.

EDC Audit

- EDC is commissioning an **independent audit** through Brooks Watson.
- Kickoff meeting scheduled for Thursday following the council meeting.
- Director will set scope, focus areas, and timeline with auditors.

Mayor addressed Rumors - Monterey is not being funded by the city, encouraged citizens to go to DMD meeting on the 29th of January, 2026.

3.D Proclamation: Officer Chris McCollum

Mayor Magliolo presents proclamation to family of Officer Christopher Mcollum, Proclaiming that Wednesday, January 14th, 2026 as Christopher Mcollum Day.

3.E City of Dickinson Time Capsule

Mayor and City Manager share advice from letters written to them in the year 2000.

ITEM 4.) PUBLIC COMMENTS Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Council, not individual members of Council or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, The City Council may not deliberate.

David Hogan:

Noise & zoning concerns near Starbucks / Don Mitches restaurant

- Lives on Serenity/Pecan/Lookout near Boardwalk subdivision.
- Reported **loud live band performances** every Sunday night at Don Mitches, with music so loud that low-frequency vibrations penetrate his home.
- Has called police, but the restaurant has a **permit allowing outdoor music until 10 PM**, so police cannot take action.
- Spent **\$3,000 on soundproofing**, which hasn't solved the problem.
- Raised concerns about:
 - Parking lot concerts at a drive-through restaurant
 - Traffic noise from Starbucks drive-through
 - Lack of proper zoning protections for nearby homes
- Asked council to **revisit zoning** for FM 517 West to prevent future incompatible businesses near long-established neighborhoods.

Don Zeke

Interest in serving the city

- A resident since 1994; raised nine children in Dickinson.
- Recently retired and looking to serve the city through boards or council.
- Publicly announced he will file to run for a City Council position.
- Expressed appreciation for city progress and desire to be involved.

John Harris - item 7C

ITEM 5.) CONSENT AGENDA The following items are considered routine by the City Council and will be enacted by one motion. There will not be a separate discussion on these items unless a Council member requests, in which event the item will be removed from the consent agenda and discussed after the consent agenda.

Johnnie Simpson motioned to Approve , and Bill Schick seconded the motion.

VOTE:

7 AYES (Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

MOTION PASSED

5.A Consideration and possible action to approve the Minutes from City Council's Regular Meeting held on December 9th, 2025.

ITEM 6.) OLD BUSINESS

6.A **ORDINANCE NO. XXXX-2026** - Consideration and possible action to approve an ordinance to amend the official zoning map from Urban Transition (UT) zoning district to Neighborhood Conservation (NC) zoning district for a parcel of land of approx. ±0.413 acres located at 3518 Elm Dr. (2nd Reading) (Community Development)

Item 6.A pulled. Item 6B eliminated the need for Item 6.A.

6.B **ORDINANCE NO. XXXX-2025** - Consideration and possible action to approve an ordinance to for an ordinance of the City of Dickinson, Texas, to amend Chapter 18, Subsec. 18-7.4. Urban Transition (UT) and Sec. 18-12. Consolidated Use Table of the City of Dickinson's Unified Development Code by amending the permitted uses in the Urban Transition (UT) zoning district to now include Conventional Detached Homes and Patio Homes; providing a repealer clause. (2nd reading) (Community Development)

Councilmember Townsend recuses himself from vote.

Rules were suspended and Item 6.B read before Item 6.A.

Kevin D Edmonds motioned to Approve , and Johnnie Simpson seconded the motion.

VOTE:

6 AYES (Travis Magliolo, Johnnie Simpson, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

1 ABSTAIN

MOTION PASSED

- 6.C **ORDINANCE NO. XXXX-2026** - Consideration and possible action to approve an ordinance of the City of Dickinson, Texas, to amend Chapter 18, Sec. 18-44. Registration of Nonconformities (a) Registration Required of the City of Dickinson's Unified Development Code by removing the one-year time constraint requiring the registration of a nonconforming nonresidential use, structure, sign or site feature; providing a repealer clause. (2nd Reading) (Community Development)

Mark Townsend motioned to Approve , and Scott E Shrader seconded the motion.

VOTE:

7 AYES (Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

MOTION PASSED

ITEM 7.) NEW BUSINESS

- 7.A Consideration and possible action to authorize the Mayor to execute a General and No Litigation Certificate to approve the issuance of tax-exempt bonds by the Southeast Texas Housing Finance Corporation for the acquisition and rehabilitation of the Seville Place Apartments in La Porte, Texas. (Administration)

A brief discussion clarifying that an outdated document referenced no board appointment, even though Council Member Holt had since been appointed.

Mark Townsend motioned to Approve , and Johnnie Simpson seconded the motion.

VOTE:

7 AYES (Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

MOTION PASSED

- 7.B Consideration and possible action to ratify a contract with Victor Insurance to purchase a windstorm insurance policy for various City facilities. (Finance)

Scott E Shrader motioned to Approve , and Bill Schick seconded the motion.

VOTE:

7 AYES (Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

MOTION PASSED

- 7.C Conduct a public hearing concerning a request to amend the official zoning map from **Neighborhood Conservation (NC)** zoning district to **Urban Transition (UT)** zoning district for 4 parcels of land of approx. ±0.19 acres located at **4404 E 25th St**, parcel ID 612270, approx. 0.21 acres located at **4410 E 25th St** , parcel ID 612271, approx. ± 0.19 acres located at **4416 E 25th St**, parcel ID 612272, approx. 0.19 acres, located at **4426 E 25th St**, parcel ID 183061. (1st Reading) (Community Development)

Begin 7:49PM

Staff Presentation - Chief Building Official Travis Moore shows slide show explains Duplex construction and that PZ approved.

Applicant Presentation - Paul Pierre explained he has owned the property since 2004 and intended from the beginning to build nine multiplexes, but progress was delayed by the 2008 housing crisis and COVID-19. Thanked council for hearing him out, advised he is just trying to continue his project.

Public Comments -

John Harris:

- Speaking as a resident and Planning & Zoning Commission member.
- Acknowledged the area's major traffic issues during school pick-up/drop-off at Silbernagel.
- Noted:
 - Roads are too narrow
 - School traffic blocks lanes
 - Difficult for emergency or through-traffic
- Stated P&Z listened carefully to neighbors' concerns but concluded the proposed multifamily development would not significantly worsen existing traffic, which is driven mainly by school congestion.
- Wanted council to understand the basis for P&Z's recommendation for approval.

Ali Khalili:

- Has lived on E. 25th Street for over **35 years**.
- Highlighted:
 - Two-lane narrow road, no sidewalks, open ditches
 - 175 parents daily dropping off/picking up students at Silbernagel
 - Complete blockage of one lane during those times
- Concerned that adding multifamily units will increase:
 - Traffic
 - On-street parking
 - Safety risks for children walking/biking
- Did not oppose development outright.
- Asked council to delay approval until traffic solutions are developed.
- Suggested:
 - Restoring the past one-way traffic pattern during school hours
 - Improved signage and flashing lights
- Presented a **video** during the meeting showing the traffic lineup and lane blockage during school pickup hours.

Tom Youngblood

- Resident since 2002.
- Reiterated concerns about school-related congestion and safety.
- Supported Ali Khalili's statements.

Applicant rebuttal –

Paul Pierre acknowledged residents’ concerns but said school traffic issues exist regardless of his development. Offered to work with neighbors and the city on traffic mitigation but emphasized that denying his zoning request would not fix the school traffic problem.

Adjourn Public Hearing 8:09PM

- 7.D **ORDINANCE NO. XXXX-2026** - Consideration and possible action to approve an ordinance to amend the official zoning map from Neighborhood Conservation (NC) zoning district to Urban Transition (UT) zoning district for 4 parcels of land of approx. ±0.19 acres located at 4404 E 25th St, parcel ID 612270, 0.21 acres located at 4410 E 25th St, parcel ID 612271, approx. ± 0.19 acres located at 4416 E 25th St, parcel ID 612272, approx. 0.19 acres, located at 4426 E 25th St, parcel ID 183061, and providing a repealer clause. (1st Reading) (Community Development)

Council Debate

Council Members argued that the applicant’s development did not cause the traffic problem and that school traffic needed to be addressed regardless of the zoning outcome. They felt the city should work with the school district to resolve safety issues rather than delay the applicant’s project. The Mayor and staff also clarified that a postponement would place tasks on the city, not the applicant, which is allowed.

Mark Townsend motioned to Postpone to next meeting, directing staff to evaluate reinstating a one-way configuration on a portion of E. 25th Street , and Kevin D Edmonds seconded the motion.

VOTE:

2 AYES (Mark Townsend, Scott E Shrader)

5 NAYS (Johnnie Simpson, Bill Schick, Kevin D Edmonds, Marston S Holt, Travis Magliolo,)

MOTION FAILED

Kevin D Edmonds motioned to Approve , and Scott E Shrader seconded the motion.

VOTE:

7 AYES (Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

MOTION PASSED

- 7.E **RESOLUTION NO. XXXX-2026** - Consideration and possible action to approve a Resolution of the City Council of the City of Dickinson, Texas, Authorizing the City Manager, or designee, to enter into a contract with Bay Oil for fuel services. (Administration)

Scott E Shrader motioned to Approve , and Councilmember Simpson seconded the motion.

VOTE:

7 AYES (Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

MOTION PASSED

- 7.F **RESOLUTION NO. XXXX-2026** - Consideration and possible action to approve a Resolution of the City Council of the City of Dickinson, Texas, authorizing the City Manager, or Designee, to enter into a Joint Election Agreement with Galveston County for a General Election to be conducted on behalf of the City of Dickinson on Saturday, May 2, 2026 for the purpose of electing a Mayor, City Council Position 1, Position 3, Position 5, and Adopting Amendments to the City Charter; designating the places and manner of holding the election; providing for the posting and publication of notice for the election; providing a savings clause; providing an open meetings clause; and, providing an effective date. (Administration)

Edmonds asked if items could be added to the contract, such as the Street Maintenance Sales Tax. Cary advised he would check with the City Attorney.

Johnnie Simpson motioned to Approve , and Councilmember Holt seconded the motion.

VOTE:

7 AYES (Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

MOTION PASSED

- 7.G **RESOLUTION NO. XXXX-2026** – Consideration and possible action to approve a Resolution of the City Council of the City Of Dickinson, Texas, approving submission of a grant application for the Crime Victim Assistance Program to the Office of the Governor of the State of Texas; Agreeing to provide matching funds for the project; authorizing the Mayor to act as the City's authorized representative in all matters pertaining to the City's participation in the program; providing for incorporation of preamble; and providing for an effective date. (Police Department)
placed on new business

Councilmember Edmonds motioned to Approve , and Councilmember Shrader seconded the motion.

VOTE:

7 AYES (Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

MOTION PASSED

- 7.H **RESOLUTION XXXX-2026** – Consideration and possible action to approve a resolution of the City Council of the City of Dickinson, Texas, authorizing the issuance of a temporary Certificate of Occupancy for a fuel sales establishment operated by Quiktrip Corporation, due to a delay in the installation of a required signalized intersection, and providing for a limited duration and other matters related thereto. (Administration/Economic Development)

Staff Explanation

City staff (Community Development and EDC) explained:

QT’s project started in 2024 and included a mandatory traffic signal at the intersection because:

QT requires it for their own safety standards, and
The City’s UDC requires fuel sales to be immediately adjacent to a signalized intersection.

Construction of the signal cannot proceed because Texas–New Mexico Power (TNMP) has not yet moved nearby utility lines and cannot provide a timeline. QT has met all city requirements, poured the signal pole foundations, and is essentially waiting on TNMP.

Staff felt there was no public safety reason to delay QT’s opening while this utility delay persists.

Council Discussion

Council Member Schick voiced a broader concern that the UDC fuel-station rule (requiring a signalized corner) was overly restrictive and could block development in many areas—but emphasized his comments were not against QT.

The Mayor supported allowing QT to open, stressing that:

The delay is no fault of the developer,
The city should not obstruct a business ready to operate, and
The traffic signal will still be installed promptly once TNMP finishes its part.

Councilmember Schick motioned to Approve , and Councilmember Simpson seconded the motion.

VOTE:

7 AYES (Travis Magliolo, Johnnie Simpson, Mark Townsend, Bill Schick, Marston S Holt, Scott E Shrader, Kevin D Edmonds)

0 NAYS

MOTION PASSED

ITEM 8.) EXECUTIVE (CLOSED) SESSION(S)

Item Pulled

8.A Texas Government Code Section 551.074 - Personnel Matters

Deliberations on the appointment, employment, evaluation, reassignment, or duties of a public officer or employee to wit: City Attorney.

ITEM 9.) ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)

9.A Texas Government Code Section 551.074 - Personnel Matters

Consideration and possible action on the appointment, employment, evaluation, reassignment, or duties of a public officer or employee to wit: City Attorney.

ITEM 10.) FUTURE AGENDA ITEMS

Council Member Kevin Edmonds:

Edmonds asked to place an item on an upcoming agenda to allow Council to consider putting a renewal of the city's street maintenance sales tax on the May 2026 ballot.

He noted that renewing it early (even though it's normally a non-election-year item) could create a cost savings and ensure continuity of street maintenance funding.

Mayor Travis Maglio:

The Mayor requested a long-term facilities discussion, specifically regarding:

- Recent reports indicating issues with some of the city's buildings
- The need to begin developing a capital improvement plan (CIP)
- Identifying long-term solutions for maintaining or replacing aging facilities

Emphasized the importance of Council formally discussing future infrastructure and facility planning.

Council Member Shrader

Shrader asked to place an item to discuss the possibility of a referendum on the Economic Development Corporation (EDC).

Shrader also requested placing an item for a council proclamation concerning the DMD.

ITEM 11.) ADJOURNMENT

PASSED APPROVED, AND ADOPTED this 27th day of January, 2026.

Travis Magliolo

Travis Magliolo, Mayor

ATTEST:

Claude Oliver

Claude Oliver, City Secretary