

**CITY OF DICKINSON, TEXAS – CITY ADMINISTRATION DEPARTMENT**

**Date: August 12, 2022**

**To: Mr. Kevin D. Edmonds  
Chairman – Dickinson Zoning Board of Adjustment  
4403 Highway 3  
Dickinson, Texas 77539**

**Re: Removal from Zoning Board of Adjustment and Building Standards Commission**

Mr. Edmonds:

The City Council (the “Council”) of the City of Dickinson (the “City”) has the authority to remove any member of any City committee or board. In some cases, the Council must show cause for such removal. According to Section 211.008(b) of the Texas Local Government Code, the Council may remove a zoning board of adjustment (the “ZBA”) member for cause, as found by the Council, on a written charge after a public hearing.

As you are aware, on August 12, 2022, during its regular meeting, the Council held a public hearing regarding your removal from the ZBA. Based on comments received during the hearing and the investigative report attached to this message as “Exhibit A”, the Council finds that you are no longer fit to serve on the ZBA. You are immediately removed from the ZBA for the causes provided in this letter – namely, that you have used your position for personal gain and have engaged in oppressive and retaliatory actions. Additionally, you are removed from the Building Standards Commission.

The investigation into your actions, and the actions of your wife, associated with the ZBA are still under investigation and other actions and charges may follow your removal from the ZBA and the Building Standards Commission.

**Sincerely,**

**Theo Melancon  
City of Dickinson, City Manager  
4403 Highway 3  
Dickinson, Texas 77539  
281-337-2489  
[tmelancon@dickinsontexas.gov](mailto:tmelancon@dickinsontexas.gov)**

**ATTACHMENT – INITIAL INVESTIGATIVE REPORT**

JPPI INVESTIGATIONS LLC  
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**INVESTIGATIVE REPORT**

PRIVILEGED AND CONFIDENTIAL  
WORK PRODUCT --- PREPARED IN ANTICIPATION  
OF LITIGATION AND/OR FOR USE IN TRIAL

TITLE: City of Dickinson, TX  
NAME OF CLIENT: Olson & Olson  
JPPI Case # 2022\_06\_17 Dickinson

**Background of Investigator:**

My name is Jesse Prado. I am an honorably retired Austin Police Detective and the Owner/Manager of State licensed, JPPI Investigations LLC, located in Cedar Creek, Texas.

I have over 30 years of investigative experience. I retired from the Austin Police Department with a Master Peace Officer Certification after 24+ years of service. My last 21 years of service were as a Detective in the Organized Crime Division, conducting large scale federal conspiracy investigations working closely with the United States Attorney's offices and all federal and State agencies.

**Background Facts:**

On or about June 17<sup>th</sup>, 2022, I was hired by Olson & Olson L.L.P. Attorney Justin Pruitt to investigate a complaint of harassment and conflict of interest involving a City of Dickerson Code Enforcement Officer Tammy Edmonds and her husband Kevin Edmonds a builder and member of the City of Dickerson Board of Adjustments.

This report is written to the city attorneys for the City of Dickinson, Olson & Olson L.L.P. I did not receive any investigative guidance or direction on this case and Olson & Olson remained neutral during my investigation.

Mr. Pruitt placed me in contact with City of Dickinson Mayor Sean Skipworth and City Manager Theo Melancon.

After speaking to them briefly I was given the contact for Fire Marshal Shonna Bellow. I then spoke to Marshal Bellow who briefed me on the case. Ms. Bellow stated that the City of Dickinson had recently relieved Code Enforcement Officer Tammy Edmonds of her duties with the City of Dickinson. Marshal Bellow stated that she believed Code Enforcement Officer Tammy Edmonds had harassed the owner of the vacant lot to the point of selling the lot. A municipal court Judge had dismissed all charges against Mr. Fisher that Tammy Edmonds had cited him for

because of the conflict of interest. Ms. Edmonds and her husband now owned the same lot that Mr. Fisher sold to a neighbor.

Fire Marshal Bellow then sent me case documents tickets and supporting documents including tickets Ms. Edmonds had written to Mr. Fisher.

The following parcels and addresses are identified as involved in this case.

Parcel R171203 Alfred and Teresa Montalvo. 4128 Gum Drive Dickinson TX 77539.

Parcel R171204 Brian Fisher. Vacant lot at the time

Parcel R171205 Kevin and Tammy Edmonds 4136 Gum Drive Dickinson, TX 77539.

Parcel R171212 Brian Fisher, 4117 Gum Drive Dickinson, TX 77539

The vacant lot was directly between the Montalvo residence and the Edmonds residence.

I examined the documents and saw that there had been five citations written to Mr. Brian Fisher who was the listed owner of Parcel R171204 in the City of Dickinson, Galveston County.

All five citations were for City Ordinance violations. The following are case numbers and dates:

153 05/03/2017

409 10/25/2017

1434 05/29/2019

1450 05/30/2019

1525 06/24/2019

On December 2<sup>nd</sup>, 2020, county records for R171204 showed a warranty deed grantor Brian Fisher Grantee Alfred and Teresa Montalvo Deed number 2020079388. The same record shows that Mr. Fisher bought this property 2008.

A TLO comprehensive report showed that twenty days after the property R171204 was purchased by Alfred and Teresa Montalvo, Kevin and Tammy

Edmonds purchased this same lot R171204 in a cash sale. The TLO report is considered a lead and I made an investigative decision to verify the accuracy of the report.

On July 17<sup>th</sup>, 2022, I called and left messages for Mr. Fisher. I then called Mr. Montalvo who answered the phone then put me on speaker phone so that his wife Teresa could listen in. I identified myself to them and told them the purpose of my call was to inquire about the transaction that was made on the purchase of lot.

Both Mr. and Ms. Montalvo stated that they purchased Lot R171204 from Mr. Fisher who was fed up with Tammy Edmond's pressure. Mr. Fisher was selling his house on the corner and the lot R171204. Mr. Fisher agreed to sell for thirty thousand dollars.

Mr. Montalvo stated that months prior to this they spoke with the Edmonds and spoke about how they would like to purchase lot R171204, and they agreed that if the lot were purchased, they would split the lot to ensure that no one ever built a house on it. The lot would be incorporated into their current property. Mr. Montalvo also stated that upon learning that Mr. Fisher was willing to sell the property to him, Mr. Edmonds was prepared to give him a check for his half. Once the warrantee deed was processed Mr. Edmonds gave him a check for fifteen thousand dollars within a month of the Montalvo purchase. They had the plat reconfigured and technically speaking their yards became bigger.

Mr. Montalvo also told me that Mr. Edmonds agreed to allow Mr. Montalvo to use a culvert while Mr. Montalvo built his garage on the property but that changed. Mr. Edmonds told Mr. Montalvo that he could not use his culvert to get on the property unless Mr. Montalvo hired him to build the garage. This is what caused their problem.

Ms. Montalvo stated that Tammy Edmonds had done things that were unethical and gave me an example. Tammy wrote up a neighbor and used Teresa's name on the complaint. But Teresa never filed a complaint and Tammy used Teresa's maiden name which Teresa had not used in over ten years.

Mr. Montalvo stated that he knew that if Mr. Fisher knew the Edmonds would end up with the land, he would have never sold it.

I then received a three-way call from Mr. and Ms. Fisher. Mr. Fisher was at a hotel in Atlanta and Ms. Fisher was at home.

I learned that Mr. Fisher had two properties on that street. One was the vacant lot, and the other was a house that was being used as a rental at first but then was converted to an Air B & B.

I questioned them about the sale of the property and learned that the sole reason Mr. Fisher sold both properties was because of the pressure Tammy Edmonds and her husband Kevin Edmonds had put on them.

I learned that the Edmonds could keep their names private from tax records that show their ownership of properties.

I also learned that there are allegations that are not yet investigated by me that Tammy Edmonds has targeted persons who won building contracts over her husband's building business.

I have a current allegation that was brought to my attention during an interview that Tammy Edmonds used a neighbor's name as a complainant on a person in the same neighborhood without the person knowing or complaining.

I have also been given a list of persons that are fearful of the Edmonds power and influence that have specific examples to provide.

I have stopped my investigation briefly to provide the City of Dickinson with a finding on the first topic of my investigation, which was to examine the acquisition of the property R171204.

**Finding:**

**Tammy Edmonds City of Dickinson Code Enforcement Officer – no longer employed by the City of Dickinson.**

**Conflict of interest / Unethical Conduct that resulted in personal financial gain by acquisition of land. - SUSTAINED**

**Kevin Edmonds Board member City of Dickinson Board of Adjustments**

**Conflict of interest / Unethical Conduct that resulted in personal financial gain by acquisition of land. - SUSTAINED**

It is my recommendation to sustain the complaint of Conflict of Interest / Unethical conduct on Kevin Edmonds. It is understood that Tammy Edmonds has been relieved of her duties and no longer employed with the City of Dickinson, however I would have recommended a sustained finding on Tammy had she still been employed.

My recommendation is based on the following facts and circumstances:

- Mr. and Ms. Montalvo stated that they have had discussions with Tammy and Kevin Edmonds for years about acquiring lot R171204 which is the property between their residences R171203 and R171205.
- Mr. and Ms. Montalvo agreed with Tammy and Kevin Edmonds that if either one ever acquired the land, they would split the cost and split the land in the middle to make their yards larger and so that no one would build a house on the land R171204.
- Mr. Fisher, the owner of the property R171204 at the time, had complained to the City of Dickinson of the harassing behavior from Tammy Edmonds as she was the code enforcement officer.
- Mr. Fisher received five citations for code violations from Tammy Edmonds, who was his neighbor.
- Mr. Fisher also owned a house on the same street that he converted to an Air BnB, which the Edmonds were against having in their neighborhood and took an active role in the protest of Mr. Fisher's Air BnB.



- Mr. Fisher stated that he decided to sell the properties because of the continued harassment from Tammy and Kevin Edmonds.
- Mr. Fisher also stated that he would still own the properties if it had not been for the harassment.
- Mr. Fisher's citations were dismissed by recommendation of the City of Dickinson for conflict of interest.
- Mr. Montalvo approached Mr. Fisher and offered Mr. Fisher thirty thousand dollars for the land R171204.
- Mr. Montalvo made this offer with the understanding that Tammy and Kevin Edmonds would split the property in half with him and pay him fifteen thousand dollars.
- Mr. Montalvo confirmed that the verbal agreement with the Edmonds was last spoken about months before the offer was made to Mr. Fisher.
- Mr. Montalvo believed that Mr. Fisher would not have sold the land if he knew that Tammy and Kevin Edmonds were going to own part of it.
- Mr. Montalvo stated he contacted Mr. Edmonds after the agreement for the purchase was made and Mr. Edmonds became excited wanting to write a check for fifteen thousand dollars then.
- Mr. Montalvo stated he had the money and told Mr. Edmonds to wait.
- Mr. Montalvo purchase the land and the Warrantee deed was dated December 2<sup>nd</sup>, 2020.
- Mr. Montalvo believes that the Mr. Edmonds split the property and purchased his half within the month.
- I located a lead that showed Mr. Edmonds purchased the property in a cash sale on December 22, 2020.
- Tammy and Kevin Edmonds have their names concealed by the county tax records.
- Mr. Edmonds is in a position of trust and ethical responsibility as a member of the Board of Adjustments.
- I reasonably believe that Mr. Edmonds knew of his wife's, Tammy, behavior and would have known about the cases that were dismissed in court for conflict reasons.

## Conclusion and Recommendations

It is important to note that I have not concluded my investigation on this matter, and I believe that there are other credible witnesses that may lead to a public corruption investigation and or finding. I found the Montalvo's statement credible and believe it is corroborated with the immediate turn around of the second sale to the Edmond's within twenty days of the closing of the purchase of R171204 from Mr. Fisher.

On appearance this lot was wanted by the Edmonds. The pressure was put on Mr. Fisher, who sold the lots, and the Edmonds are concealing the fact they own the lot because their names are kept confidential from county records.

This investigation continues.

Respectfully Submitted,

Jesse L. Prado Jr.

JPPI Investigations LLC.



This company is licensed  
and regulated by the

**Texas Department of Public Safety**  
Licensing and Registration Service –  
Private Security Program

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