MINUTES
CITY OF HONDO
REGULAR CITY COUNCIL MEETING
March 13, 2023 at 6:00 p.m.

1. Called the meeting to order.
   Mayor McAnelly called the meeting to order at 6:00 p.m.

2. Quorum check.
   Mayor John McAnelly, Mayor Pro Tem Bobby Vela, Council Member Jose "Porky" Ytuarte, Council Member Brett Williams, Council Member Wesley Huesser, Council Member John E. Villa.

   Absent: None

   Staff Present: City Manager Scott Albert, City Attorney Molly Solis, City Secretary Sue Ann Reyes, IT Network Administrator Josh Rodriguez, IT Support Specialist Adolfo Tellez, Public Information Officer Jamie Kindred, Public Works Director Rene Saenz, Director of Parks and Recreation Lora Socarras, Director of Aviation Ryan Elder, Development Services Director Jessica Carpenter, Chief Financial Officer Chris Hill,

3. Invocation by Pastor Steve Peyton, St. Paul Lutheran Church.

4. Pledge of Allegiance.

5. Citizens'/Public Comments: *Persons who desire to address the City of Hondo City Council will be received at this time. Those persons wishing to speak should complete a Public Comment Form and submit it to the City Secretary prior to the meeting. If the speaker wishes to comment on a particular agenda item, then the speaker should indicate such item(s) to on the form. Public comment is limited to 3 minutes per speaker. Speakers must conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City of Hondo City Council cannot deliberate or take action on items not listed on the meeting agenda*)

   Chavel Lopez, 1002 Avenue S, Hondo, expressed the need for a rebate program for electric customers since the rates were raised it would be good to have a rebate program for energy star appliances. The City could give a $100 rebate back to the electric customer. He also stated a solar farm would be a good investment and lower the rates for customers in the future. He also suggested a climate plan proposal. He felt the climate change was affecting the whole planet and a plan would be useful.

PRESENTATIONS

6. Years of Service Awards. (Mayor McAnelly)

   Mayor McAnelly presented years of services awards for Ryan Elder, 5 years; Sergeant Juan Martinez, 10 years; Gilbert Contreras, 15 years and Henry Torres; 20 years.

7. City Manager's Report. (Scott Albert)

   City Manager Scott Albert stated the Starbucks Project Starbucks project site planning, construction plans were approved, but there was no start date yet. There were a few drainage issues that needed to be resolved and they could move forward. The James Avery Project to double the size of manufacturing was currently in the design phase. The Boise Cascade Project was also in the design phase. Mr. Albert stated at the next council meeting, staff would be presenting a contract from TRC Engineering to begin the engineering on the 18th Street Sidewalk Project. The engineering work on rehab clarifiers at the wastewater treatment plant had begun. The City received a grant for $350,000.00 and were matching that grant was $55,000.00 Construction on rehabbing the clarifiers should start by the end of the summer. Mr. Albert extend his condolences on behalf of the City to Jerry Busby's family on his recent passing and a memorial service would be held at the golf course at 4:00 p.m. on Saturday afternoon.

Councilman Vela asked if the compensation study could be added on the next agenda, as he would like to see it move forward.

8. Public Works Report. (Rene Saenz)

Mayor McAnelly asked if the Council wanted to continue to receive the detailed work order report of if the summary was sufficient. Councilmen Williams and Vela stated the summary was sufficient for them.

Director of Public Works, Rene Saenz gave an overview of the work orders received noting 136 closed work orders. He stated there was an average of about 150 work orders every two weeks.

Councilman Ytuarte asked who was responsible for the fence along the railroad tracks. Mr. Saenz stated Union Pacific Railroad was responsible. He stated he met with them in the past and told them about the gaps in the fence. Councilman Ytuarte stated it was compromised even more. Mr. Saenz stated the railroad had stated they were going to fix it. He stated he and Mrs. Socarras would make contact again.

Councilman Ytuarte asked why they were asked about the work order report. Mayor McAnelly stated his question was if the Council wanted to continue the detailed work order report or just the summary. Councilman Vela stated the work order report was requested three or four years ago when staff was way behind on work orders and Council wanted to get a handle on it and push staff to get caught up. Council was being reactive and now they were being proactive and did not need a need for it. If Councilman Ytuarte wanted the report, it could be emailed to him, as he knew it was important to him. Mr. Saenz stated he would email him the report. Councilman Villa stated if Mr. Saenz was going to generate the report anyway why not just go ahead and keep it. Councilman Williams stated he would like to see things that were an issue, not day-to-day operations.

Mr. Saenz stated staff had submitted their application for the Clean Water and Drinking Water State Revolving Fund. For the waste water it was $39.7 million and the water it was $13.4 million. He stated he had a meeting with TxDot who also had federal funds for sidewalks and they liked the project staff proposed. He stated TxDot also wanted to include bike lanes and the funds available were $3.2 million. Mr. Saenz gave a street improvement report that included 31st Street, Avenue G, 33rd Street and he include Avenue V. Councilman Vela stated there were was a lot of utility work that needed to be done on Avenue V and it could not move forward until the utilities were done. Councilman Vela suggested separating the streets that were ready to go and the streets that needed the utilities.

Mr. Saenz stated AMI water meters will be installed starting in May and should be completed by September.

Councilman Vela asked about the curve around the prison area and having a conversation with TxDot to reduce the speed. There were a ton of accidents as of late and it was becoming a problem. He stated he knew it was outside the City limits but he felt it was a concern.

Councilman Villa stated he brought that up before and they staff was going to look into doing something about the speed limit. He stated he had seen action from the police and it was good due to the cards coming around the curb at a high rate of speed. Discussion ensued regarding the speed limits in the City.

Councilman Ytuarte stated he did not see the area on 29th and Avenue J they had previous discussed on his list. Mr. Saenz stated this was based on traffic counts. Councilman Ytuarte stated this was a school zone. Mr. Saenz stated he would add it to the list.

9. Presentation regarding insurance proceeds received for proposed building demolition projects. (Chris Hill)

    Chief Financial Officer Chris Hill gave an overview of the insurance proceeds received during to the winter storm. Mr. Hill stated any building repairs would be paid from TML directly to the vendor. The money received for the demolition of the six buildings were in the fund balance and had not been spent yet.

    Discussion ensued regarding the demolition of the buildings, the delay and the contents of the buildings.

10. Parks and Recreation Seasonal Update. (Lora Socarras)

    Director of Parks and Recreation Lora Socarras presented an update regarding programs, events and projects for the upcoming season.

CONSENT

Council Member Ytuarte moved to approve consent agenda items 13, 14 and 15, excluding items 11 and 12; seconded by Council Member Vela. The motion carried by the following vote: AYE: Vela, Ytuarte, Williams, Huesser, Villa. NAY: None. ABSTAIN: None. ABSENT: None.

13. Discuss and consider the LCRA Vegetation Management Contract. (Rene Saenz)

14. Renewal of Interlocal Cooperation Agreement between City and Medina County. (Rene Saenz)

15. Discuss and consider making appointments to various boards and commission. (Mayor McAnelly)

The following item(s) were pulled from consent agenda and considered individually.

11. Discuss and consider approving the minutes from February 27, 2023. (SueAnn Reyes)

    Councilman Williams stated on item number 16 he voted Nay. Councilman Villa stated on item number 17 the funds were not going to be used for repairs from Hondough Pizza to Avenue M. Mayor McAnelly stated it should be noted on item number 21 that he voted Nay to break the tie vote.

Council Member Ytuarte made a motion to approve the minutes with correction from February 27, 2023; seconded by Council Member Williams. The motion carried by the following vote: AYE: Vela, Ytuarte, Williams, Huesser, Villa. NAY: None. ABSTAIN: None. ABSENT: None.

12. Discuss and consider Resolution Number 400-23 authorizing approval for the building contractor award for the HOME Program through the Texas Department of Housing and Community Affairs. (Jamie Kindred)

Councilman Ytuarte asked he did not see a start date. Ms. Kindred stated there was not a start date because they still needed to do a move out process.

Council Member Vela made a motion to approve Resolution Number 400-23 authorizing approval for the building contractor award for the HOME Program through the Texas Department of Housing and Community Affairs; seconded by Council Member Ytuarte. The motion carried by the following vote: AYE: Vela, Ytuarte, Williams, Huesser, Villa. NAY: None. ABSTAIN: None. ABSENT: None.

OTHER BUSINESS

16. Discuss and Consider approving the revised Airport Layout Plan set. (Ryan Elder)

Director of Airport Ryan Elder presented a revised Airport Layout Plan on file. Mr. Elder stated after the layout is approved he will notify KSA and they will submit it on the City's behalf. If the City decides to release any land it will be reviewed and the FAA will know it is in the City's plan.

Council Member Ytuarte made a motion to approve the revised Airport Layout Plan set for submission to the FAA; seconded by Council Member Villa. The motion carried by the following vote: AYE: Vela, Ytuarte, Williams, Huesser, Villa. NAY: None. ABSTAIN: None. ABSENT: None.

17. Discuss and consider appropriate action regarding Cemetery Business and Master Plan Proposal by LEES+Associates. (Lora Socarras)

Director of Parks and Recreation Lora Socarras presented the Cemetery Business and Master Plan Proposal on file. Mr. Richard Cook was available for questions. Mrs. Socarras explained the goal was to ensure the cemeteries were socially, environmentally and financial sustainability for the future of the community. Ms. Socarras stated the Cemetery Advisory Board had reviewed the information in detail and recommended approval to the City Council. The recommendation would be to split the costs between the perpetual care fund and the general fund.

Mayor McAnelly asked Mr. Cook to explain the columbaria. Ms. Cook explained it was an above ground niche structure for the interment of cremation remains.

Councilman Ytuarte asked how the plan was going to still make money for the cemetery once it is full to remain financially sustainable. Mr. Cook stated the care maintenance fund would provide capital of which every year there will be interest. The plan will look at the projections on what would be needed for capital to make sure there was sufficient funds to pay for itself.

Councilman Vela asked why the City was not waiting until next year to put it in the budget. If it were something that could wait until next year, he would personally prefer that. Councilman Williams stated was willing to hear the plan but would like to hear how staff intended to fit it into the budget.

Mr. Albert stated at the next meeting after the Council has reviewed the proposal they could discuss the additional expenditure that were included and how the additional expenditure would fit into the fiscal year.

Mr. Albert asked Mr. Cook once Council was ready to move forward with the proposal how soon would he be able to start. Mr. Cook stated he could start within the next two weeks of given notice to proceed. The project would only take about six months and the City would have a plan that would set it straight for a number of years.

Discussion ensued regarding the disrepair of the cemetery, broken headstones and mapping of the cemetery. Mrs. Socarras stated there would be a group of stakeholders to weigh in on the rules and regulation to make it work for the City.

Mayor McAnelly encouraged Council to read the proposal in detail and the proposal would be brought back for discussion and action at the next meeting.

18. Discuss and consider appropriate action regarding a contract with BG Interpool, Inc. for the Hondo Pool Maintenance Project. (Lora Socarras)

    Director of Parks and Recreation Lora Socarras presented a proposal from BG Interpool, a BuyBoard contractor, for the pool maintenance project. Mr. Gabe Garner with BG Interpool stated it had been about 15 years since any money had been spent on the pool. He stated it was an extensive project but they could meet the deadline with no problem.

    Councilman Ytuarte stated the amount not to exceed $127,264.00 but that there was a discrepancy on the contract that stated not to exceed $123,216.00. Mrs. Socarras stated it was a typo on the draft contract and the number should read $127,264.00. Councilman Ytuarte asked about the start date. Mrs. Socarras stated the proposed construction timeline was 60 days. The start date projected was as soon as possible.

    Councilman Vela asked if the project was all flat work. Mr. Garner stated the only thing that was not going to be flat work was the curb on the backside to help with water flow. Councilman Vela stated his personal opinion the prices were very inflated.

    Council Member Villa made a motion to authorize the City Manager to enter into a contract with BG Interpool, Inc. for the Pool Maintenance Project in the amount not to exceed $27,264.00; seconded by Council Member Williams. The motion carried by the following vote: AYE: Vela, Ytuarte, Williams, Huesser, Villa. NAY: None. ABSTAIN: None. ABSENT: None.

The City Council of the City of Hondo convened into executive session at 7:36 p.m.

<u>EXECUTIVE SESSION</u>

19. Executive Session: The City Council of the City of Hondo may convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code:

    Section 551.071(1) (A) and (2) (Consultations with Attorney) and Section 551.072 (Deliberations about Real Property), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), or Section 551.087 (Deliberations Regarding Economic Development Negotiations); Section 551.086 (Meeting concerning municipally owned utility-competitive matters);

    a. Discussion regarding Airport Water Rights RFB. (Ryan Elder)
    b. Discussion regarding the employment of Roberto Benavides, Facilities Maintenance

Worker. (Scott Albert)

c. Discussion regarding airport development. (Peter Kirsch and Scott Albert)
d. Discussion regarding Hondo Creek Farms. (Jessica Carpenter and Scott Albert)

The City Council of the City of Hondo reconvened into regular session at 8:45 p.m.

20. Discuss and consider appropriate action on items resulting from Executive Session.

Council Member Huesser made a motion to approve the issuance of an RFP for the lease of the South Texas Regional Airport space irrigation, groundwater rights.; seconded by Council Member Williams. The motion carried by the following vote: AYE: Vela, Ytuarte, Williams, Huesser, Villa. NAY: None. ABSTAIN: None. ABSENT: None.

Council Member Ytuarte made a motion to continue with the reasonable accommodations for Roberto Benavides; seconded by Council Member Williams. The motion carried by the following vote: AYE: Vela, Ytuarte, Williams, Huesser, Villa. NAY: None. ABSTAIN: None. ABSENT: None.

21. Adjourn.

Council Member Vela made a motion to adjourn; seconded by Council Member Williams. The motion carried by the following vote: AYE: Ytuarte, Vela, Williams, Huesser, Villa. NAY: None. ABSTAIN: None. ABSENT: None.

PASSED AND APPROVED THIS 27th DAY OF MARCH 2023.

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JOHN McANELLY, JR., MAYOR

ATTEST:

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SueAnn Reyes, TRMC
City Secretary