

MINUTES

REGULAR CITY COUNCIL MEETING

Monday, March 11, 2024 @ 6:00PM

City Council Chambers, 1600 Avenue M Hondo, Texas

1. Call to order.

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

2. Quorum check.

Mayor John McAnelly Jr., Councilman Brett Williams, Councilman Bobby Vela, Council Woman Rachel Ramirez, Councilman John E. Villa

Absent: Mayor Pro Tem Jose “Porky” Ytuarte

Staff Present: City Manager John Naron, City Attorney Richard Lindner, City Secretary Rebekah Dolphus, IT Administrator Josh Rodriguez, Public Relations & Recreation Director Jamie Kindred, Public Works Director Rene Saenz, Development Services Director Uche Echeozo, Director of Aviation Ryan Elder, Director of Marketing-BR&E Sean Patty, Human Resources Manager Michele Thacker, and Lieutenant Aaron Garza

3. Invocation by Pastor Beverly Kelling, 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.*

No public comments.

PRESENTATIONS

6. City Manager's Report. (John Naron)

Mr. Naron highlighted the importance of the Texas Department of Emergency Management (TDEM) Grant and Drainage Masterplan as significant steps towards addressing street issues caused by drainage problems. Mr. Naron outlined plans to move forward with comprehensive studies and masterplans for hydraulic systems, water collection, and street infrastructure. These initiatives will be presented to the Council separately, divided into stages, to garner support and facilitate more effective planning for capital improvements. This strategic approach aims to address current issues and anticipate future needs, ensuring a proactive and sustainable approach to community development and infrastructure management. Mr. Naron pointed out that the timing is perfect given the

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current growth trends, especially considering that the last comprehensive master plan was put together back in 1997.

7. Development Services Code Enforcement Update. (Uche Echeozo)

Mr. Echeozo presented a PowerPoint covering 6 key points:

1. Development Services Overview

- **Divided into 3 Divisions: Planning & Zoning, Permitting, & Code Compliance**

2. Code Enforcement Goals

- **Make Hondo safer & cleaner. Provide prompt, courteous, and professional service. Gain willing compliance.**

3. Current Concentration Areas

- **High grass/weeds, junk vehicles, illegal dumping/garbage accumulation, and dilapidated fences and structures**

4. Dangerous Premises/Dilapidated Structures Update

- **1 currently being demolished, 1 scheduled to be demolished, and 12 have been done in the last year.**
- **Currently compiling a list of substandard structures; we have identified a total of 58 cases so far.**

5. Untidy Land Issues

- **Creating Awareness via fliers, newspaper publications, & Facebook**
- **Delineating City into action area zones during peak seasons (Apr-Sept)**

6. Resource Challenges

- **Only 2 Code Officers for 10k residents**
- **Need field operators for abatement**
- **Budget Constraints**

Councilman Williams raised concerns about placing liens on properties for cleanup purposes and emphasized the importance of ensuring tasks are completed. The Mayor emphasized the goal of seeking compliance rather than generating revenue from fees as a means of enforcement. Councilman Vela highlighted the importance of community pride in property upkeep and expressed optimism for positive changes under Mr. Echeozo's leadership in the department, emphasizing the need to address issues effectively. Council members commended Mr. Echeozo for his report.

CONSENT

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Council member.

Councilman Vela made a motion to approve items 8, 9, and 10; seconded by Councilman Villa. Motion passes unanimously.

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8. Consideration and approval of the February 26, 2024 Regular City Council Meeting minutes. (Rebekah Dolphus)

9. Consideration and approval of Resolution 422-24 authorizing the Hondo Police Department to apply for the Operation Lone Star Grant. (Chief Soza)

10. Consider and accept the recommendation to Award Spatz Water Well Refurbishment and Water Line Replacement Construction project to R.L. Jones. (Rene Saenz, Jeremiah Socarras)

OTHER BUSINESS

11. Discuss and consider authorizing a joint EDC/City comprehensive traffic engineering study to assess the impact on public safety resulting from increased traffic on HWY 90 and Castro Ave. (Doug Dowler & John Naron)

Mr. Naron presented on behalf of Mr. Dowler, who was unable to attend, with Sean Patty representing the EDC. The discussion centered around intersections at Carter/Castro Ave, Hwy 90/Castro Ave, CR 462/Castro Ave, and Carter St. gate/Castro Ave, driven by ongoing and projected development. The EDC proposed a 50/50 cost split with the City to fund the project, which provides valuable information for future use. The estimated cost is approximately 38k. TXDOT expresses support for the study and potential funding opportunities, per Mr. Naron. The Mayor suggested adding Castro/Harper to the project, which Mr. Naron endorsed. Legal advice was provided by Mr. Lindner on immediate actions, with John estimating an additional 4-5k for the extra intersection. Funding from the general fund balance was proposed due to insufficient funds in the street budget. Mr. Williams queried why the entire amount wasn't sourced from the EDC, to which Sean Patty explained and fielded council questions regarding the proposed split.

Councilman Villa made a motion to split the cost 50/50 with EDC for comprehensive traffic engineering study; seconded by Council Woman Ramirez. The motion carried by the following vote: AYE: Councilman Villa, Council Woman Ramirez NAY: Councilman Williams, Councilman Vela. In a tie-breaking vote, the Mayor cast an affirmative vote, resulting in the motion passing.

12. Discuss and consider the most cost-effective and efficient methods for hazardous waste pickup within the city. (John Naron)

Mr. Naron presented an estimated cost for biannual pickups ranging from 30-50k, with 15k allocated for mobilization. Costs vary depending on the items brought, ranging from 7-300+ dollars per item. South Texas Refuse Disposal Inc. (STRD) was suggested for handling. Councilman Villa proposed consolidating pickups to a single location, while Councilman Vela noted the low utilization rate of a previous disposal site. Councilman Williams expressed reservations about spreading costs to all citizens, citing the majority's proper disposal habits. Information from Mr. Naron via the Texas Commission on Environmental

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Quality (TCEQ) was discussed, with potential dissemination through pamphlets, flyers, and social media for education. No motions were made during the discussion.

Councilman Vela made a motion to move item #13 and #14 to executive session per Section 551.071, consultation with Attorney; seconded my Council Woman Ramirez. Motion passes unanimously.

EXECUTIVE SESSION

The City Council of the City of Hondo convened into Executive Session at 6:51 p.m.

15. 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. Discuss airport Water Right Leasing.

b. 551.071(1)(A) Consultation with Attorney on Item 13 – Discuss and consider Ordinance 1284-03-24 amending the Code of Ordinances Article 5.04 Peddler, Canvassers, Vendors, and Solicitors to provide limited exceptions to certain requirements for charitable requirements for charitable food vendor events.

c. 551.071(1)(A) Consultation with Attorney on Item 14 – Discuss and direct planning and Zoning Commission to review Unified Development Code Section 7.3 pertaining to political signs and provide recommendations to the City Council.

The City Council of the City of Hondo reconvened into regular session at 7:39 p.m.

13. Discuss and consider Ordinance 1284-03-24 amending the Code of Ordinances Article 5.04 Peddler, Canvassers, Vendors, and Solicitors to provide limited exceptions to certain requirements for charitable requirements for charitable food vendor events.

Mr. Lindner proposed a solution to provide relief to small charity events, suggesting a secondary path specifically for very small events by creating subsection B. This would allow for up to 2 permits per year, with the possibility of waiving fees at the discretion of the City. Mr. Naron expressed appreciation for this proposal, noting that it provides clear direction for city employees.

Councilman Vela made a motion to approve Ordinance 1284-03-24 as written; seconded by Council Woman Ramirez. Motion passes unanimously.

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14. Discuss and direct Planning and Zoning Commission to review Unified Development Code Section 7.3 pertaining to political signs and provide recommendations to the City Council.

Mr. Lindner addressed the Texas Election Code, which introduced legislation regarding private property rights around 20 years ago, significantly restricting cities' enforcement abilities. He proposed that the Planning & Zoning Commission delve into Section 7.3 of the code pertaining to political signs, with the aim of clarifying and amending the ordinance to reflect its original intent.

Councilman Williams made a motion to direct Planning and Zoning Commission for clarification in reviewing Unified Development Code 7.3 pertaining to political signs and provide recommendation back to City Council; seconded by Councilman Villa. Motion passes unanimously.

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

Action on Item 15a. Discuss Airport Water Right Leasing.

Councilman Vela made a motion to give our City Manager Direction to put base water rights out for RFB with a minimum of 115 per acre foot; seconded by Councilman Williams. Motion passes unanimously.

17. Adjourn.

Councilman Villa made a motion to adjourn; seconded by Councilman Williams. Motion passes unanimously.

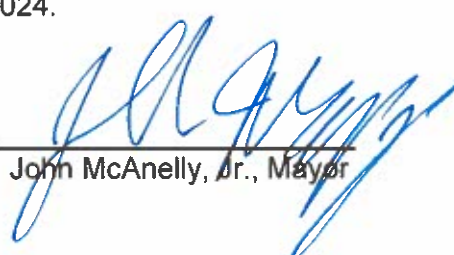
Meeting adjourned at 7:49 p.m.

PASSED AND APPROVED THIS 25TH DAY OF MARCH 2024.

ATTEST:



Rebekah Dolphus
City Secretary


John McAnelly, Jr., Mayor