

MINUTES

REGULAR CITY COUNCIL MEETING

Monday, March 25, 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, Mayor Pro Tem Jose "Porky" Ytuarte, Council Woman Rachel Ramirez, Councilman John E. Villa

Absent: Councilman Bobby Vela

Staff Present: City Manager John Naron, City Attorney Richard Lindner, Chief Financial Officer Chris Hill, City Secretary Rebekah Dolphus, IT Administrator Josh Rodriguez, Public Relations & Recreation Director Jamie Kindred, Development Services Director Uche Echeozo, Wastewater Superintendent Stephen Winters, Director of Aviation Ryan Elder, Executive Director EDC Doug Dowler, Director of Marketing-BR&E Sean Patty, Human Resources Manager Michele Thacker

3. Invocation by Pastor Steve Peyton, New Fountain Methodist 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)

- **Certificate of Obligations projects are moving forward**
- **HVAC and Spray Foam for Fair Hall bids to be opened on Wednesday 03/27/2024**
- **Engineering for sewer trunk line project completed**
- **Bids are going to be opening for several upcoming projects**

7. City of Hondo Comprehensive Plan: Introducing the Process. (Uche Echeozo)

Mr. Echeozo presented a PowerPoint presentation outlining the process for the City of Hondo 'Master' Plan.

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- Mayor McAnelly emphasized on the importance of Community Participation**
- Mr. Echeozo advised this is the beginning and a structured timeline will soon be established to ensure consistent progress moving forward.**
- Mr. Naron emphasized the importance of annual monitoring to uphold accountability.**

8. Annual Review of Electric Rates. (Ramon Estrada from SENERGY)

Mr. Estrada delivered a detailed PowerPoint presentation, covering the performance of the PCRF (Power Cost Recovery Factor) for the year 2023 and offering forecasts for 2024. His presentation was well-received and provided valuable insights that contributed to an informed discussion among the council members.

The council expressed appreciation for Mr. Estrada's thorough preparation and the informative nature of his contribution. They also discussed the possibility of adjusting rates in the future to ensure they are neither overcharging nor undercharging. Mr. Naron suggested revisiting this matter after June and/or July to assess the situation. Council Members requested monthly reports to track progress more closely.

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.

9. Consideration and approval of the March 11, 2024 Regular City Council Meeting minutes. (Rebekah Dolphus)

10. Consideration and approval of the contract from Maguire Iron for the Downtown Ground Storage Tank Rehabilitation project for an amount not to exceed \$748,800. (Rene Saenz)

Mayor McAnelly requested the removal of item #10 from the Consent agenda, based on a recommendation of the attorney. The request was made without objection, item removed.

Councilman Ytuarte made a motion to approve item 9; seconded by Councilman Villa. Motion passes unanimously.

PUBLIC HEARING

11. Rezoning case No. 001-24: Request from Medina County, applicant/owner for a Rezoning from Residential – R3 to Government/Public on a 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with legal description being Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas.

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The subject property is located at 1306 14th Street. The property is generally located north of 14th Street and east of Avenue O and is identified as Assessor's Parcel Identification No. 17214.

Hearing opened @ 06:41 p.m.

Hearing closed @ 06:42 p.m.

No Public Comments.

OTHER BUSINESS

12. Consideration and action on rezoning case No. 001-24: Request from Medina County, applicant/owner for a Rezoning from Residential – R3 to Government/Public on a 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with legal description being Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas.

The subject property is located at 1306 14th Street. The property is generally located north of 14th Street and east of Avenue O and is identified as Assessor's Parcel Identification No. 17214. (Uche Echeozo)

Mr. Echeozo provided information indicating that the Planning and Zoning Commission had convened on March 18, 2024 @ 6:00 p.m. According to his advice, the commission unanimously voted in favor of rezoning.

Councilman Villa made a motion to approve rezoning case 001-24; seconded by Council Woman Ramirez. Motion passes unanimously.

13. Discuss and consider the acceptance of FY 2023, ended September 30, 2023, Annual Comprehensive Financial Audit Report. (Chris Hill & PB&H)

Mr. Hill introduced Mr. Pruitt from the auditing firm to present audit materials to the council and address any concerns or questions. Mr. Pruitt said the City received a favorable assessment regarding its financial reporting. Specifically, they provided a "clean" or "unmodified" opinion, indicating that the financial statements fairly represent the organization's financial position, operations, and cash flows in accordance with generally accepted accounting principles (GAAP). Additionally, the City was awarded a Certificate of Excellence in Financial Reporting, which signifies high standards and quality in financial reporting practices. This recognition reflects positively on the financial management and transparency.

Councilman Ytuarte made a motion to accept audit; seconded by Council Woman Ramirez. Motion passes unanimously.

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14. Discuss and consider awarding RFB 24-002 – Airport Apron Rehab to Jerdon Enterprise, L.P., and authorizing City Manager to execute a contract for construction services for an amount not to exceed \$399,080. (Ryan Elder)

Mr. Elder provided an explanation regarding the difference in price between the original estimate of \$250,000 and the current cost of \$399,080. This information was also included in the agenda packet for the meeting. Additionally, he clarified that the organization will be receiving the additional \$149,080 from reimbursement of grants funds from the taxiway project. The confirmation of this reimbursement was verified by the Texas Department of Transportation (TXDOT) grant manager. However, it was noted that the formal approval for the reimbursement won't occur until the TXDOT commission meeting scheduled for May. The City will receive the reimbursement only after it's been officially approved.

Councilman Williams made a motion to award RFB 24-002 – Airport Apron Rehab to Jerdon Enterprise, L.P., and authorize City Manager to execute a contract for construction services for an amount not to exceed \$399,080; seconded by Councilman Villa. Motion passes unanimously.

15. Discussion and consideration of Amendments to Future City Council Meeting Dates, including the possibility of canceling or rescheduling the meeting scheduled for April 8, 2024. (John Naron)
Mr. Naron explained why this was brought to City Council. After discussion, no change.

16. Discuss and consider Resolution # 423-24, allowing for the submission of a Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for the 2024 Downtown Revitalization Program. Delegate the Mayor and City Manager as the City's representatives for all matters related to participation in the Texas Community Development Block Grant Program. (Uche Echeozo)

Mr. Echeozo explained that this resolution is to apply for grant.

Councilman Williams made a motion to accept Resolution #423-24; seconded by Councilman Villa. The motion carried by the following vote: AYE: Councilman Williams, Council Woman Ramirez, and Councilman Villa NAY: Councilman Ytuarte. Motion passes 3-1.

17. Discuss and consider Resolution #424-24, designating a specific area within the Central Business District/Downtown Area as a Blighted Area. (Uche Echeozo)

Mr. Echeozo explained the difference between a blighted area and a slum. A blighted area is an economic liability and a slum is a social liability. Mr. Echeozo does not believe Hondo has slums but the blighted areas can lead to that if not repaired. Identifying this area downtown will help get grant funding. The area was determined by definition not area of town or houses. Focus is on business and store fronts.

Councilman Villa made a motion to accept Resolution # 424-24; seconded by Council Woman Ramirez. The motion carried by the following vote: AYE: Councilman Williams,

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Council Woman Ramirez, and Councilman Villa NAY: Councilman Ytuarte. Motion passes 3-1.

18a. Discuss and review the Letter of Intent from Postal Realty Trust concerning the real property located at 1108 17th St.

Mr. Lindner explained that we only needed to go into Executive Session if price wanted to be discussed. This was an unsolicited offer and was given to Council in transparency. After discussion, Mayor asks to table for future agenda without objection.

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

No Executive Session was taken.

20. Adjourn.

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

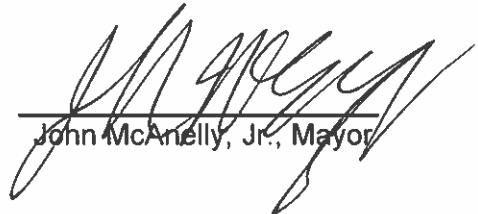
Meeting adjourned at 7:39 p.m.

PASSED AND APPROVED THIS 8th DAY OF APRIL 2024.

ATTEST:



Rebekah Dolphus
City Secretary


John McAnelly, Jr., Mayor