

## MINUTES

### REGULAR CITY COUNCIL MEETING

Monday, June 9, 2025 @ 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 Joe Claire, Mayor Pro Tem Jose “Porky” Ytuarte, Council Woman Rachel Ramirez, Council Woman Makenna Lange**

**Absent: Councilman Brett Williams**

**Staff Present: City Manager John Naron, City Attorney Mike McCann, City Secretary Rebekah Dolphus, Public Relations & Recreation Director Jamie Kindred, IT Manager Josh Rodriguez, Assistant Police Chief AJ Garza, Administrative Sergeant Maria Rivas, Library Director Elsie Purcell, EDC Director Sean Patty, HR Manager Michele Thacker**

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.*

**Beverly Kelling, 1401 Woodland Ct., Hondo, TX 78861**

- **On behalf of St. Paul Lutheran Church, a new American flag and Texas flag were donated to the City to be flown at Memorial Square in honor of our nation and those who have served. The church has requested that the flags be raised by Flag Day, Saturday, June 14.**

**Chavel Lopez, 1002 Ave S, Hondo, TX 78861**

- **Hondo Police Department and Operation Lone Star**

### ANNUAL ELECTION ACTIONS

6. Recognize the public service rendered by John E. Villa as City Council Member. (Mayor McAnelly)
7. Issue a certificate of election to incumbent Mayor John McAnelly. (City Secretary Rebekah Dolphus)

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8. Issue certificate of election to Council Member-elect, Place 5, Makenna Lange. (City Secretary Rebekah Dolphus)
9. Administer oath of office to incumbent Mayor John McAnelly. (JP 1, Phillip Lange)  
**Oath of Office administered.**
10. Administer oath of office to Council Member-elect, Place 5, Makenna Lange. (JP 1, Phillip Lange)  
**Oath of Office administered, and Ms. Lange took her seat at the dais.**
11. Discuss and consider action on the election of a Mayor Pro Tem. (Mayor McAnelly)

**Council Woman Ramirez moved to elect Jose “Porky” Ytuarte as Mayor Pro Tem; seconded by Councilman Claire. Motion passes unanimously.**

**PRESENTATIONS**

12. Holistic Utility Solutions solar project opportunity. (Ira Nicodemus, President, Holistic Utility Solutions)
- Mr. Ira Nicodemus, President of Holistic Utility Solutions, presented a potential solar project opportunity for the City of Hondo on Airport property. The proposal includes two systems:**
- **Large System (~125MW):** Located on approximately 275 acres, this system would sell power to third-party buyers, generating lease revenue and Payment in Lieu of Taxes (PILOT) for the City.
  - **Small System (~13MW):** Proposed for the northeast corner of the site on approximately 30–50 acres, this system would sell power directly to the City at reduced rates, while also providing land lease revenue and utility cost savings.
- Preliminary estimates indicate the combined systems could generate up to \$550,000 annually in revenue and cost savings.
  - Holistic would carry all development costs, estimated at \$200 million, with no cost to the City unless the City chooses not to proceed after Holistic develops a project that meets agreed-upon minimum financial benefits. In such a case, the City would be responsible for up to \$100,000 per project.
  - The small system has an estimated timeline of 6 to 12 months for approval and operational by the end of 2026. The large system is projected to take 9 to 18 months for approval, with operations beginning in 2028.
  - Contracts will include a land restoration clause, requiring the land to be returned to its original condition at the end of the system’s lifespan, estimated at 25–30 years.
  - The next step would be the execution of a Development Services Agreement to begin detailed studies, permitting, and stakeholder approvals.

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**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 Ytuarte moved to approve item 13 on the Consent agenda; seconded by Council Woman Ramirez. Motion passes unanimously.**

13. Consideration and approval of various appointments to boards and commissions. (Mayor McAnelly)

**Planning & Zoning – Anthony Sittre**

**OTHER BUSINESS**

14. DISCUSS AND CONSIDER ACTION ON RESOLUTION NO. 455-25 OF THE CITY OF HONDO, TEXAS, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FINANCIAL ASSISTANCE TO THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY FOR THE HONDO POLICE DEPARTMENT - SB 224 CONVERTER CATALYTIC GRANT PROGRAM FY 25-26. (MARI RIVAS, ADMINISTRATIVE SERGEANT)

**Ms. Rivas explained the application will be for \$53,184.00 and the city 20% match would be \$10,636.80.**

**Councilman Ytuarte moved to approve Resolution No. 455-25; seconded by Councilman Claire. Motion passes unanimously.**

15. Discuss and consider action on proposed amendments to the Home Rule Charter as recommended by the Charter Review Commission.

**3.12 Rules of Procedure.**

(1) The City Council and all Commissions and Boards shall conduct business in accordance with Robert's Rules of Order or such other rules of procedure which they may adopt by resolution. The City Council shall provide that the citizens of the City shall have a reasonable opportunity to clearly hear and be heard at all regular meetings and public hearings with regard to specific matters under consideration.

The City Council shall provide for minutes to be taken and recorded for all public meetings as required by law. Such minutes shall be a public record and shall be kept and maintained by the City Secretary.

~~City Council shall adopt Rules of Procedure consistent with this Charter.~~

The Mayor, City Manager or any two (2) Councilmembers may place items on the agenda prior to the agenda being posted.

**5.02 Filing for Office.**

In the event any incumbent office holder, of any elected city office, becomes a candidate for election to any office other than the one they are presently holding, and the incumbent office holder has more than one year **and thirty (30) days** remaining in office, such candidate shall forfeit his/her position effective as of the date of becoming a candidate for the other elected office. Such resignation shall take effect without any further act of acceptance by the Council and the Council may proceed in filling the vacancy by calling an election in accordance with state law;



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**6.10 Results of a Recall Election.**

If a majority of the votes cast at a recall election is against removal of a Council Member named on the ballot, that member shall continue in office. If a majority of the votes cast at such election are for the removal of the City Council Member named on the ballot, the City Council shall immediately declare the office vacant and such vacancy shall be filled in accordance with the provision of this Charter. Individuals removed from office by recall are prohibited from being a candidate in any City election for a period of ~~three two~~ (32) years and thirty (30) days from the date of their recall.

**7.05 Public Hearing on Budget.**

At the City Council meeting when the budget is submitted, the City Council shall name the date and place of a public hearing and shall have published in the official newspaper of the City, the time and place, which will be not less than the ten (10) days nor more than thirty (30) days after the date of notice. At this hearing, interested citizens may express their opinions concerning items of expenditures, giving their reasons for wishing to increase or decrease any items of expense. ~~Such public hearing shall be held at a separate City Council meeting that takes place prior to the meeting at which the budget is adopted.~~

**8.01 Authority, Composition, and Procedures – Boards and Commissions**

(1) The City Council shall create, establish or appoint, as may be required by the laws of the State of Texas or this Charter, or deemed desirable by the City Council, such boards, commissions and committees as it deems necessary to carry out the functions and obligations of the City. The City Council shall, by ordinance or resolution, prescribe the purpose, composition, function, duties, accountability and tenure of each board, commission and committee where such are not prescribed by law or this Charter. ~~Members of such boards, commissions, and committees shall serve staggered terms of three (3) years for no more than three (3) consecutive terms except as otherwise provided by this Charter or state law.~~

(2) Individuals who are qualified voters and residents of the City, ~~with no more than one member from the City's Extraterritorial Jurisdiction (ETJ),~~ may be appointed by the City Council, ~~if allowed by state law,~~ to serve on one (1) or more boards, commissions or committees. ~~if allowed by state law: Where not prohibited by state law, and in addition to appointing individuals who are qualified voters and residents of the City, the City Council may appoint one individual who resides in the City's Extraterritorial Jurisdiction (ETJ) to serve on each board, commission, or committee; however, no more than one member of any single board, commission, or committee may reside in the ETJ.~~ Such appointees shall serve at the pleasure of the City Council and may be removed at the discretion of the City Council. Except as otherwise provided in this Charter members of any such board, commission or committee shall serve without compensation but may be reimbursed for actual expenses as approved by the City Council.

**9.04 The Comprehensive Master Plan: Procedure and Legal Effect.**

The existing Comprehensive Master Plan contains recommendations for the growth, development and beautification of the City and its extraterritorial jurisdiction. ~~The Comprehensive Master Plan shall be reviewed every five (5) years.~~ Additions to and amendments of the Comprehensive Master Plan shall be by ordinance or resolution in accordance with Texas State Law.

**11.01 Severability.**

~~If any section or part of this Charter is held invalid by a court of competent jurisdiction, such holding shall not invalidate or impair the validity, force or effect of any other section or part of this Charter. If any section or provision of this Charter is found and held to be invalid by a court of competent jurisdiction, such determination shall not affect the validity, force, or effect of the remaining sections or provisions of this Charter.~~

**11.04 Charter Review Commission.**

(1) ~~Within the first two (2) years after the adoption of this Charter~~ The Council shall appoint a Charter ~~Review~~ Commission in accordance with this Section every fifth (5th) year following the date on which the Charter was initially amended. ~~If Council does not appoint a Charter Commission, on the fifth year after initial adoption of the Charter and every five (5) years thereafter, the Council shall appoint a Charter Review Commission.~~ Except as otherwise provided in this Charter, each appointment of the Charter Review Commission shall be a registered voter



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of the City prior to the appointment, for at least twelve (12) months preceding the appointment. Commission members shall serve without compensation and shall not be employed by or hold any other position in the City government, in addition to any other requirements prescribed by the Council, members shall maintain the qualification established by this section while in office. No member of the commission shall remain in this position after being elected or appointed to a City office.

**12.02 Disannexation.**

~~The City Council may disannex territory within the City's corporate limits in accordance with the procedures set forth in this Charter, provided they do not conflict with the procedural requirements of state law.~~ Whenever in the opinion of the City Council, there exists within the corporate limits of the City a territory not suitable or necessary for City purposes the City Council may disannex said territory as part of the City by ordinance after a public hearing on the issue; however, any territory so disannexed shall be liable for its pro rata share of any debts incurred while it was a part of the city, and the city shall continue to levy and collect taxes on the property within said territory until indebtedness has been discharged.

**14.02 Nepotism**

All members of the City Council, and all officers and employees of the City, shall be subject to and shall comply with the provisions of general state law regarding nepotism, including but not limited to Chapter 573 of the Texas Government Code. The City Council shall provide, by ordinance, regulations and procedures for the implementation and enforcement of said Chapter.

~~In addition, no person related within the first degree by affinity or consanguinity to the Mayor or any Council Member or the City Manager shall be employed by or contracted with for the City. This shall not apply to any person employed by the City prior to the person related in the above degree filing to run for elective office or being nominated for an appointment.~~ Nothing in this Section shall prohibit the Council from adopting a more restrictive ordinance.

**No action taken. The Mayor announced that the item will be brought back before the 78th day prior to the election to allow Council additional time to review, and to add or remove any proposed changes as recommended.**

16. Discuss and consider action on authorizing the City Manager to enter into an agreement with HoliSUS LLC (dba Holistic Utility Solutions) for a feasibility study on a solar and/or battery energy storage system. (John Naron, City Manager)

**Council Woman Ramirez moved to approve authorizing the City Manager to enter into an agreement with HoliSUS LLC (dba Holistic Utility Solutions) for a feasibility study on a solar and/or battery energy storage system; seconded by Council Woman Lange. Motion passes unanimously.**

17. Discuss and consider action on the Hondo Public Library becoming a fine-free library. (Elsie Purcell, Library Director)

**Library Director Elsie Purcell presented the benefits of the Hondo Public Library becoming a fine-free library, noting that the change was reviewed and approved by the Library Advisory Board. City Attorney Mike McCann advised that an ordinance amendment would be required due to the fee schedule. However, if approved, the motion would allow staff to move forward with preparing the upcoming budget without including library fines.**

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**Councilman Ytuarte moved to approve becoming a fine-free library; seconded by Councilman Claire. Motion passes unanimously.**

18. Discuss and consider action on increasing the current Meals on Wheels contribution from the City. (Jose "Porky" Ytuarte, Mayor Pro Tem)

**Councilman Ytuarte moved to approve an additional \$6,500 this year for a total of \$10,000; seconded by Council Woman Ramirez. Motion passes unanimously.**

19. Discuss and consider action on authorizing the City Manager to enter into a contract with Nueces River Authority for a short-term option for potable water reservation and diversion. (John Naron, City Manager)

**Councilman Ytuarte moved to approve authorizing the City Manager to enter into a contract with Nueces River Authority for a short-term option for potable water reservation and diversion in an amount up to \$27,000; seconded by Council Woman Ramirez. Motion passes unanimously.**

20. Adjourn.

**Councilman Claire moved to adjourn; seconded by Council Woman Lange. Motion passes unanimously.**

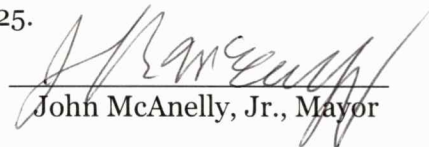
**Meeting adjourned at 7:47 p.m.**

PASSED AND APPROVED THIS 28<sup>TH</sup> DAY OF JULY 2025.

ATTEST:

  
\_\_\_\_\_  
Rebekah Dolphus, City Secretary



  
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John McAnelly, Jr., Mayor