

MINUTES
REGULAR CITY COUNCIL MEETING
Monday, August 11, 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 Brett Williams, Councilman Joe Claire, Mayor Pro Tem Jose “Porky” Ytuarte, Council Woman Rachel Ramirez, Council Woman Makenna Lange

Absent: None

Staff Present: City Manager John Naron, City Attorney Lea Ream, Chief Finance Officer Chris Hill, Assistant Finance Director Olivia Hancock, City Secretary Rebekah Dolphus, Public Relations & Recreation Director Jamie Kindred, IT Manager Josh Rodriguez, IT Support Specialist Nick Deleon, Public Works Director Rene Saenz, Chief of Police Justin Soza, Development Services Manager Uche Echeozo, Human Resources Manager Michele Thacker

3. Invocation by Pastor Mike Vasquez, First Baptist 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.*

Annjanette Adlong – 1914 CR 456, Hondo, TX 78861

Sorellas Boutique owner - 1118 18th St. Hondo, TX 78861

- **Concerns were expressed regarding a City Council member performing work on his business without the required permit, which reportedly caused damage to the neighboring building. Comments also raised the perception that members of Council are not held to the same permitting requirements as other citizens.**

Kenneth Adlong – 1914 CR 456, Hondo, TX 78861

Sorellas Boutique owner - 1118 18th St. Hondo, TX 78861

- **Concerns were raised regarding Code Enforcement, specifically that enforcement is not being applied equally across the city.**

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Chavel Lopez – 1002 Ave S Hondo, TX 78861

- **As a representative of the Hondo Empowerment Committee, it was expressed that the Council should consider passing a resolution in response to proposals by the County regarding data centers. Additional concerns were raised regarding desalination and uncontrolled development, particularly with respect to impacts on water resources.**

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 items 6, 7, 8, 9, 10, and 11 on the Consent agenda; seconded by Council Woman Ramirez. Motion passes unanimously.

6. Consideration and approval of the July 14, 2025 Regular City Council Minutes. (Rebekah Dolphus, City Secretary)

7. Consideration and approval of the July 28, 2025 Regular City Council Minutes. (Rebekah Dolphus, City Secretary)

8. Consideration and acceptance of the 3rd Quarter Financial Report for FY 2025 (Chris Hill, Chief Finance Officer & John Naron, City Manager).

9. Consideration and acceptance of the 3rd Quarter Investment Report for FY 2025 (Chris Hill, Chief Finance Officer & John Naron, City Manager).

10. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 463-25 OF THE CITY COUNCIL OF THE CITY OF HONDO, TEXAS, AUTHORIZING APPROVAL OF THE BUILDING CONTRACTOR AWARD FOR THE HOME PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS. (JAMIE KINDRED, DIRECTOR OF PUBLIC RELATIONS AND RECREATION)

11. CONSIDERATION AND APPROVAL OF ORDINANCE NO. 1304-08-25 OF THE CITY OF HONDO, TEXAS AMENDING APPENDIX A "FEE SCHEDULE" OF THE CODE OF ORDINANCES OF THE CITY OF HONDO BY AMENDING SECTION A2.001 "LIBRARY" OF ARTICLE A2.000 "LIBRARY" TO REMOVE LIBRARY FINES FOR BOOKS, AUDIOBOOKS, AND VIDEOS; DECLARING A PUBLIC PURPOSE; INCORPORATING RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER; AND SETTING AN EFFECTIVE DATE. (ELSIE PURCELL, LIBRARY DIRECTOR)

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OTHER BUSINESS

12. Public Hearing on the Proposed Budget for Fiscal Year 2026. (Chris Hill, Chief Finance Officer)

A. Open Public Hearing.

- **Opened at 6:15 p.m.**

B. Staff Presentation.

- **Mr. Hill summarized the changes that were discussed during the Budget Workshops.**

C. Public Comments. (Limited to 3 minutes per person)

- **Ida Ortiz – 1508 20th Street, Hondo, TX 78861**

- **Concerns regarding the decrease in the Animal Services Department budget for FY 2025–2026.**

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

- **Concerns were raised regarding the Merit Pay raise system, including how increases are determined and the consistency of its application across departments.**

- **Florestela Gonzales – 1002 Ave S, Hondo, TX 78861**

- **Concerns regarding the Animal Services Department budget and the ongoing issue of feral cats around town.**

D. Adjourn Public Hearing.

- **Adjourned at 6:28 p.m.**

E. Discuss any recommendations or changes.

A discussion was held regarding concerns about the reduction in the Animal Services Department budget. Staff explained that the decrease was due to utilizing a different vendor for spay and neuter services at a lower cost. It was noted that if additional funds are needed, a budget amendment can be made. Staff also shared that the intent was to avoid over-budgeting in areas where funds are typically not fully expended. Council and staff acknowledged the importance of maintaining adequate resources to address ongoing animal control needs, including the management of feral cats within the community.

13. Discuss and consider action on setting the proposed property tax rate and set public hearing date, time, and location. (Chris Hill, Chief Finance Officer)

Councilman Ytuarte moved to propose a \$0.48 Property Tax Rate and set the public hearing date for August 25, 2025 @ 6:00 p.m. in City Hall, Council Chambers; seconded by Councilman Williams. Record Vote: Place 1 Councilman Brett Williams – Aye, Place 2 Councilman Joe Claire – Aye, Place 3 Councilman Jose “Porky” Ytuarte – Aye, Place 4 Council Woman Rachel Ramirez – Aye, Place 5 Council Woman Makenna Lange – Aye. Motion passes unanimously.

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14. DISCUSS AND CONSIDER ACTION ON RESOLUTION NO. 462-25 OF THE CITY COUNCIL OF THE CITY OF HONDO, TEXAS, AUTHORIZING THE APPROVAL OF A WATER TANK MAINTENANCE AGREEMENT BETWEEN THE CITY OF HONDO AND UTILITY SERVICE CO., INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (JOHN NARON, CITY MANAGER)

Per the City Attorney's suggestion, this item will be brought back at the next meeting with the agreement attached. No action was taken.

15. Discuss and consider action to authorize the City Manager to initiate negotiations for a development agreement related to the proposed Hondo Creek Farms residential subdivision, located within the City's Extraterritorial Jurisdiction (ETJ). (John Naron, City Manager)

Mr. Naron explained that this item was intended to gauge Council's position on entering discussions regarding the proposed Hondo Creek Farms subdivision, which is anticipated to include approximately 300 - 700 homes. He noted that the developer has expressed intent to proceed regardless of City involvement, and by engaging in discussions, the city would have an opportunity to participate in planning and decision-making. Mr. Naron clarified that the authorization would not initiate the project or approve any agreement but would simply allow staff to begin conversations. He also explained that a Public Improvement District (PID) would be the mechanism to fund subdivision improvements.

- Lynda Hook sent in a letter via email that was read by City Secretary. She expressed concerns about the proposed Hondo Creek Farms residential subdivision. She noted the lack of public meetings allowing for community input on new or revised developer plans and requested clarification on several items, including the total number of planned housing units, the status and results of TCEQ requirements, whether the subdivision will be annexed into the City and the process for doing so, how traffic congestion concerns are being addressed, and whether the capacity of the City's wastewater plant has been considered. Additional questions were raised regarding whether studies have been completed to address emergency access, street design, school capacity, parking, impervious cover, street lighting, and flood issues, as well as the Planning and Zoning Commission's recommendations related to this item.

**- Michael Tapia – 455 CR 442 Hondo, TX 78861
His concerns were expressed regarding the potential impact of the proposed development on water and wastewater systems, including effects on shallow wells and associated costs to homeowners. Questions were raised about whether the City is prepared for this level of growth and the possible environmental impacts.**

**- Jerome Ittis – 104 CR 4773 Castroville, TX 78009
He owns property upstream from the proposed project and expressed concerns about potential negative environmental impacts. He requested that an environmental**

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impact study be conducted and a public hearing held before any further action is taken.

The Mayor and Council discussed similar concerns raised by the public and reiterated that the intent of authorizing negotiations is to ensure the City has a seat at the table. They emphasized that engaging in discussions allows the city to communicate concerns and potentially influence the development, rather than having no input if the project proceeds independently.

Councilman Williams moved to authorize the City Manager to initiate negotiations for a development agreement related to the purposed Hondo Creek Farms residential subdivision located within the cities Extraterritorial Jurisdiction (ETJ); seconded by Council Woman Lange. The motion carried by the following vote: AYE: Councilman Williams, Councilman Claire, Council Woman Ramirez, and Council Woman Lange NAY: Councilman Ytuarte. Motion passes 4-1.

The City Council of the City of Hondo convened into Executive Session at 7:18 p.m.

16. 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)**, Section 551.072 (Deliberations about Real Property), **Section 551.074 (Personnel Matters)**, Section 551.076 (Deliberations about Security Devices), Section 551.087 (Deliberations Regarding Economic Development Negotiations, or Section 551.086 (Meeting concerning municipally owned utility-competitive matters);

A. Discuss the annual performance evaluation and employment contract of the City Manager.

The City Council of the City of Hondo reconvened into regular session at 8:37 p.m.

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

Councilman Ytuarte moved to direct legal counsel to prepare an amended employment agreement with the City Manager in accordance with the direction provided by Council during Executive Session and to provide it for Council consideration at the next City Council meeting; seconded by Councilman Williams. Motion passes unanimously.

18. Adjourn.

Councilman Ytuarte moved to adjourn; seconded by Councilman Williams. Motion passes unanimously.

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Meeting adjourned at 8:38 p.m.

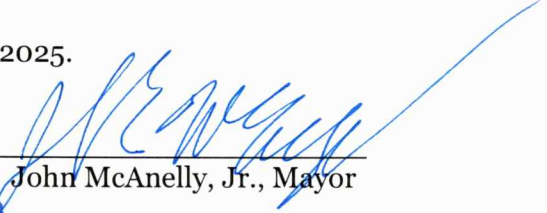
PASSED AND APPROVED THIS 13TH DAY OF OCTOBER 2025.

ATTEST:



Rebekah Dolphus, City Secretary





John McAnelly, Jr., Mayor