

MINUTES
REGULAR CITY COUNCIL MEETING
February 8, 2021 at 6:00 p.m.

1. Call to order.

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

2. Quorum check.

Mayor James W. Danner, Sr., Mayor ProTem John E. Villa, Councilman John McAnelly, Councilman Wes Huesser, Councilman Jose "Porky" Ytuarte, Councilman Bobby Vela, City Attorney Frank Garza, Interim City Manager/Chief of Police Brian Valenzuela, City Secretary Miguel Cantu

Staff Present: Assistant to the City Secretary Megan Rodriguez, IT Network Administrator Josh Rodriguez, Police Lieutenant Rick Garza, STRTC Administrative Assistant Lillian Bales, Street Department Superintendent Adam Zapata, Director of Economic Development Genevieve Flores, Director of Aviation Ryan Elder, Development Services Superintendent Lora Robbins, Detective Sergeant Brandon Teer

3. Invocation by Pastor J. Paul Bruhn, First United Methodist Church.

4. Pledge of Allegiance led by Mayor Danner.

5. Citizens'/Public Comments:

Mr. Chavel Lopez, 1002 Avenue S, stated he had heard that Lynas, a rare earth material company, was seeking to open in the City of Hondo. Mr. Lopez emphasized that the company was not a good company for the City of Hondo because the manufacturing of its products release toxic chemicals into the environment. Mr. Lopez noted Lynas was looking to open at the BlueLine location and had received a grant from the United States Department of Defense. Mr. Lopez stated he does not want a company like Lynas in the City of Hondo because of the contamination that it would cause. Mr. Lopez mentioned that the company operated with low level radioactive elements that could leak into the groundwater and possibly into the Edwards Aquifer; also adding that the toxicity can cause different types of cancer to people in the area. Mr. Lopez stated he does not think Hondo needs that type of company, noting good paying jobs are needed yet are environmentally safe for our community.

Mayor Danner read an email from Ms. Gayla McBee:

Good Afternoon,

As a concerned citizen, I am emailing in reference to Lynas Rare Earth Ltd making its home in Hondo. As per the City's response to my comment on their Facebook post, I was told to email my questions and concerns here [City Secretary's email].

For starters, the city posted on their Facebook page that we were "Welcoming" this company to Hondo. After many concerned citizens started asking questions of the negative impact to our area it was deleted. A Facebook post was then made on the City's page that they wanted to clarify the negotiations were in the beginning stages and nothing had been finalized. For starters, which is it?

After several of us did some digging, there were numerous concerns about this company and the impact it could bring to our town and area. I want to know

what the city as to say about...

1. The pollution this company will bring to our area? Air quality, will it affect our water source, will it kill the trees and plants in the Hill Country? What are the effects it will bring to our area?
2. Radioactive issues that this company has been involved with. Read several companies about how radioactive problems have been linked to them.

I would like this to be addressed on the Feb 8th meeting.

Thanks,
Gayla McBee

6. **Discuss and consider approving the minutes from the City Council of January 25, 2021 regular meeting, January 26, 2021 special meeting, January 28, 2021 special meeting, and February 1, 2021 special meeting.**

Councilman McAnelly moved to approve minutes for the January 25, 2021 regular City Council meeting, January 26, 2021 special meeting, January 28, 2021 special meeting, and February 1, 2021 special meeting. Motion seconded by Councilman Vela. Motion carried 5-0.

7. **City Manager Report(s)**

a. **COVID-19 Update**

Chief Valenzuela stated that as of February 2, 2021 the latest numbers showed there are 222 active cases in Medina County with 47 of those in the City of Hondo. Chief Valenzuela stated that all City of Hondo lobbies remained closed to the public with the exception of City Hall and the Hondo Public Library. Chief Valenzuela added that the City Hall's lobby is open to those citizens requiring a more extensive communication such as new service, service disconnects, etc.. Chief Valenzuela stated that customers that required more attention were allowed into City Hall by appointment and following the COVID symptom screening. After meeting with Library Director Elsie Purcell, Chief Valenzuela stated that they decided that the library will open the lobby by appointment only for the use of the computers during tax season.

Chief Valenzuela reminded City Council that the City of Hondo would be closed on Monday, February 15th, in observance of Presidents Day. Due to this holiday the City would be extending the last day to pay, before late penalties are applied, to be February 16th by 5pm. Additionally, Chief Valenzuela reported that there were still 37 customers with COVID related payment arrangements. Councilman Villa questioned whether the COVID-19 payment arrangement connect and disconnect process was running smoothly. Chief Valenzuela responded that the staff has been receptive and responsive to the community and continues to work with customers on a case-by-case basis. Chief Valenzuela further added that each customer's concern is reviewed by utility staff, their supervisor, and if necessary the City Manager's Office

b. **City of Hondo Economic Development Corporation**

Genevieve Flores stated that the Texas Economic Development Council awarded the 2020 Economic Excellence Recognition Award. Among the winners was the City of Hondo Economic Development Corporation Board of Directors. Mrs. Flores recognized the Board of Directors for their outstanding commitment to excellence and economic development. Mayor Danner presented plaques to Ronnie Miller, J Gruber, Dr. Alan Trulock, and John McAnelly; additionally, recognizing Ashely Lowe, Bobby Ainsley, and Roger Hernandez who is not present. Mayor Danner stated the City of Hondo Economic Development Corporation Board has continued to do a great job.

c. Employee Recognition

Chief Valenzuela recognized City Secretary Miguel Cantu for completion of the Texas Municipal Clerk's Certification Program. Mr. Cantu participated in a graduation ceremony held at the annual Texas Municipal Clerk's Election Seminar held on January 28th. Chief Valenzuela noted this certification is a respected three-year certification program offered through the University of North Texas providing education through a variety of courses. Chief Valenzuela congratulated Mr. Cantu on his accomplishments.

8. Public Works Report

a. Streets

i. Current In-House Projects

1. 14th Street update

Mr. Adam Zapata reported that 14th Street is still in the design stages, noting the information is the same as presented at the last council meeting with no new updates to report. Mr. Zapata mentioned the engineer should have an update by the end of February.

2. Avenue M Update

Mr. Zapata reported that M&S Engineering is currently surveying the area and prepping for getting core samples. He added that when more information is reported from the engineer, an update would be given to the City Council. Councilman Vela suggested that whenever M& S Engineering completes the core sampling to schedule the repairs for those core samples as soon as possible. Mr. Zapata responded that he would coordinate the maintenance of the core sampling.

ii. Street and Alley Maintenance

1. Potholes and Work Orders

Mr. Zapata reported that since the last council meeting street crews filled in 245 potholes and completed 27 work orders. Councilman Ytuarte stated that there was a pothole requiring attention located between 16th Street at Avenue O and Avenue P. Mr. Zapata stated he would address the concern. Councilman Ytuarte also added he would like the street crews to fill the potholes as they come across them rather than fill out a work order and then later complete the job. Councilman Ytuarte reminded Mr. Zapata that this concern had been previously addressed with the Public Works Department. Councilman Ytuarte also stated the Street Department is doing a good job, and working hard to cover as much ground as possible with what is available to them. Councilman Villa questioned that the previously reported number of work orders for potholes completed was 70 and as of this report it is for 245 potholes. Mr. Zapata responded that varying sizes of potholes will cause the fluctuation of the number of completed work orders. Chief Valenzuela added that since Mr. Zapata took over the Street Department five months ago there has been quite a few improvements on city streets and alleyways.

2. Alley Update

Mr. Zapata reported that the Street Division had completed 80% of the alley work in quadrant A and had started work in quadrant B in the northeast section of the City of Hondo. Mr. Zapata mentioned that the alleys in Section B are in good condition so this should expedite the project.

3. Work Orders City Council

(Covered under Potholes and Work Orders.)

- 9. Discuss and consider authorizing the Interim City Manager to enter into an agreement with Cecil Atkission Ford for the purchase of one (1) 2020 Ford Explorer (Police Package) in the amount not to exceed \$29,244.74 and for the equipment and installation in an amount of \$9,508.50.**

Detective Sergeant Brandon Teer stated the City of Hondo Police Department had experienced unforeseen mechanical issues with a patrol unit that was projected to be in service for another three years (2013 Ford Taurus PPV). The cost of repairs far exceeded the value of the vehicle, making it not financially feasible to repair. In order to reduce the costs, Officer Teer are proposed the trade-in of (4) four additional units that have recently been pulled out of service due to various issues to include high mileage, mechanical issues, and structural safety issues. Cecil Atkission Ford appraised a trade in value of \$3,500.00 of the vehicle to be used toward a 2020 Ford Explorer PPV. The anticipated trade in of the 2010 Ford Crown Victoria, 2011 Ford Crown Victoria, 2009 Ford Crown Victoria, and a 2004 Ford E-350 Ambulance. Cecil Atkission Ford agreed to pay \$750.00 per vehicle for a total of an additional trade in value of \$3,000.00. This will alleviate the need to auction off the vehicles. The total trade in value would be in an amount of \$6,500.00, bringing the total sale price from \$35,032.00 to \$29,244.74. Officer Teer also stated that Southwest Public Safety provided the lowest bid for outfitting of the new vehicle in the amount of \$9,508.50. Councilman McAnelly questioned whether Cecil Atkinson was on the Buy Board and if bids needed to receive for the purchase. Chief Valenzuela stated that he was not certain if Cecil Atkinson was on the Buy Board but was trying to implement the emergency portion of the Purchasing Policy and Procedures (B. Exemptions from the requirement of competitive bidding 1. a purchase made because of an emergency) allowing the bypassing of the board due to the emergency situation requiring the purchase. Councilman Villa questioned if this vehicle was previously budgeted for. Chief Valenzuela stated that there would be an amendment presented at a later meeting. Councilman Vela stated there were two vehicles coming and Chief Valenzuela responded that those were purchases made using the USDA grant. Councilman Vela moved to authorize the Interim City Manager City Manager to enter into an agreement with Cecil Atkission Ford for the purchase of the vehicle for the Hondo Police Department. Motion seconded by Councilman Huesser. Motion carried 5-0.

10. Discuss and consider award of the management/administration services contract for the preparation of the City's 2021-2022 Texas Community Development Block Grant (TxCDBG) application and subsequent administration contract if funded to Langford Community Management Services.

Miguel Cantu reported that the City went out for bids for administrative services to perform the administrative duties for the CDBG grant. Mr. Cantu reported a request for qualifications was sent to Goodman Corporation, Hanson Professional Services Inc., and Langford Community Management Services Inc, Mr. Cantu stated the only response received was from Langford Community Management Services Inc. Mr. Cantu recommended to contract the administrative services with Langford Community Management Services Inc.

Councilman McAnelly moved to award the management/administrative services contract for the preparation of the City's 2021-2022 Texas Community Development Block Grant (TxCDBG) to Langford Community Management Services. Motion seconded by Councilman Huesser. Motion carried 5-0.

11. Discuss and consider a request from Keith Lutz, acting on behalf of Medina County, for striping of parallel parking spaces within City right-of-way along the north side of 15th Street between Avenue N and Avenue M for striping of 90-degree parking within the boundaries of the County's property located at 1402 Avenue M which will extend into the City right-of way by two feet.

Ms. Robbins reported Medina County had requested approval to stripe the parking lot located at 1402 Avenue M (the newly renovated County WIC/DA/Health offices) as well as a portion of the City right-of-way in accordance with the proposed parking plan. The space size and aisle width for the main parking on the west side of the property meet the sizing requirements of Unified Development Code (UDC), Chapter 7; however, the proposed spaces overlap onto City right-of-way by about 2 ft. per space in this area. The on-site spaces would still have the 18ft length within the property lines to constitute a full space. The plan also proposed parallel parking spaces on the

south side of the property. The spaces proposed are within City's right-of-way. Ms. Robbins added that the proposed plan did not include any changes in grading, but rather re-paving the existing impervious cover and striping for parking purposes. Ms. Robbin's also stated that there is a portion of the proposed parking encroaching the TxDOT right-of-way on Avenue M. The parking striping would fall within the purview of TxDOT. If City Council wished to act on the proposed parking plan, Council could proceed with one of the following options:

1. Approve the proposed plan (as proposed, or contingent on City Engineer review), and authorize the City Manager to enter into a Right-of-Way Encroachment Agreement for the portions of the plan which encroach into City right-of-way; or
2. Approve the proposed plan (with or without the requirement for City Engineer review), and direct staff to return to the next available City Council meeting with a draft Right-of-Way Encroachment Agreement for City Council's consideration; or
3. Deny the encroachment and direct the County to remove all striping in City right-of-way and resubmit their plan for the onsite parking for City approval.

Ms. Robbins stated that Medina County had previously striped the area without requesting permission from the City and obtaining the consent of City Council. Chief Valenzuela noted that there has been communication and Mr., Lutz has assured the City that moving forward they would follow the guidelines in place. Ms. Robbins recommended if there is an approval with the agreement between the City of Hondo and Medina County, it would be contingent upon the engineer checking for any concerns from a traffic standpoint, the hydrant, and spacing of the parking in regards to the area that may have been overlooked.

Councilman McAnelly moved to approve the striping of parallel parking spaces within City right-of-way. Motion was seconded by Councilman Vela. Motion carried 5-0.

12. Discuss and consider a Utility Extension Agreement for Water Service between the City of Hondo and the Texas Department of Transportation. The agreement is for extension of a domestic water service to the State-owned 12-Acre Site including installation of two 2-inch water meters and one fire hydrant.

Lora Robbins stated the Texas Department of Transportation (TxDOT) currently owns a 12-acre property located southwest of the intersection of Hwy 173 and CR443 (aka New Fountain Road, Cemetery Road, FM 2676). TxDOT has requested City water services for the proposed Hondo Area Engineer and Maintenance Facility that is planned to be located on the subject property. The terms of the proposed agreement have been negotiated between City Staff and representatives from the Texas Department of Transportation (TxDOT). Through this agreement, TxDOT agreed to provide the City funding in the amount of \$124,133.60 for the extension of an 8-inch water line to the State's site, including installation of two 2-inch water meters and one fire hydrant. The utility extension is planned to be part of a larger overall project. Ms. Robbins stated that the City plans to run a new 8-inch water main along the south side of CR443, approximately 1407 linear feet extending from the Cemetery to Hwy 173 then South along the west side of Hwy 173. This project will provide a major improvement to the City's water system in that area. The larger overall project was approved in this fiscal year's budget and is currently in the design phase with the City Engineer. Once the design is finalized and the project is bid, the contract for the construction of the project will be presented to City Council for final consideration and approval. There was additional discussion regarding the exact location of the line, the area it will extend to, and what the project entails as a whole.

Councilman Vela moved to approve the extension agreement for water services between the City of Hondo and the Texas Department of Transportation. Motion was seconded by Councilman McAnelly. Motion carried 5-0.

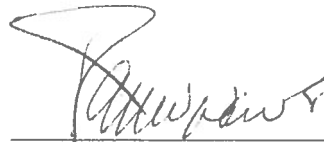
13. Discuss and consider appointments to the City of Hondo Ethics Review Board.

Mayor Danner stated that at the last council meeting he asked for appointments from

Councilmembers for the City of Hondo Ethics Review Board to be available for this meeting. Mayor Danner stated that the appointments for the board as, his appointment being Melanie Gruber who will chair the board; Councilman McAnelly appoints Beverly Gruber; Mayor Pro Tem Villa appoints Amanda Wren; Councilman Huesser appoints Heather Mutz; Councilman Vela appoints Olga Wolffe; Councilman Ytuarte appoints Milo Quintanilla. Mayor Danner asked that councilmembers please forward the name, address, and phone number of their appointee to the City Manager's office. Mayor Danner added that this is the Hondo Ethics Review Board as presented on this day and the council now has to approve the members of the board. Mayor ProTem Villa moved to approve the appointments of Melanie Gruber (Chair), Beverly Gruber, Amanda Wren, Heather Mutz, Olga Wolffe, and Milo Quintanilla to the City of Hondo Ethics Review Board. Motion seconded by Councilman Ytuarte. Motion carried 5-0.

14. **Executive Session:** The City Council of the City of Hondo convened in Executive Session at 6:49 p.m. and reconvened in Open Session 8:10 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section 551.071* (Consultations with Attorney) on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly requires discussion in closed session; Pending or contemplated litigation; *Section 551.072* (Deliberations about Real Property); and *Section 551.087* (Deliberations Regarding Economic Development Negotiations):
- a. Discussion regarding potential lease, purchase or value of real property.
 - b. Discussion regarding potential lease/sale of property located at the South Texas Regional Airport.
 - c. Discussion regarding potential development incentives and negotiations with a prospect for development at the South Texas Regional Airport.
 - d. Discussion about ongoing procedures in search for new City Manager.
15. **Discuss and consider appropriate action resulting from Executive Session.**
No action.
16. **Adjourn.**
Councilman Vela moved to adjourn the meeting at 8:10 p.m. Motion seconded by Councilman Villa Motion carried 5-0.

PASSED AND APPROVED THIS 1 DAY OF MARCH 2021.



JAMES W. DANNER SR., MAYOR

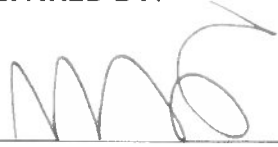
ATTEST:



Miguel Cantu, TRMC
City Secretary



PREPARED BY:

A handwritten signature in black ink, appearing to be 'MR', written above a horizontal line.

Megan Rodriguez
Assistant to the City Secretary

