

**MINUTES  
CITY OF HONDO  
REGULAR CITY COUNCIL MEETING  
July 12, 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., Councilman John E. Villa, Councilman Brett Williams, Councilman Jose "Porky" Ytuarte (remote), City Manager Scott Albert, City Attorney Jessie Lopez, Interim City Secretary Megan Rodriguez.

Staff Present: IT Network Administrator Josh Rodriguez, IT Network Assistant Adolfo Tellez, STRTC Administrative Assistant Lillian Bales, Chief Brian Valenzuela, Human Resources Director Sharon Garcia, Development Services Superintendent Lora Robbins, Wastewater Superintendent Stephan Winters.

**Not Present: Mayor Pro Tem Bobby Vela**

**3. Invocation by Pastor Joyce McCormick, New Fountain United Methodist Church.**

**4. Pledge of Allegiance led by Mayor Danner.**

**5. Citizens'/Public Comments.**

Mr. Raul Ytuarte stated that there is a city ordinance in Hondo for 300 feet for alcohol sales in your church and he comes to City Council to see if by chance the ordinance can be amended to meet our needs. Mr. Ytuarte stated that him and his wife plan on applying for an alcohol permit with TABC and the City of Hondo and has waited 13 years to do this. Mr. Ytuarte stated that currently there is a business a lot closer to the church that has an alcohol license., obtained within this last year and he does not believe they came before Council for approval but he is here before Council asking if there can be a change to the ordinance that would make it basically legal for him and legal for the other business to stay open, noting that they already have a permit. Mr. Ytuarte stated that is his intention to apply for the variance if approved.

Mr. Chavel Lopez stated that the City has been short staffed since the previous City management and there is a problem getting the work completed around town. Mr. Lopez stated that for the past four years there has been standing water around his driveway when it rains and it smells after its ben standing for a long period, and he would complain to the City and nothing has been done. Mr. Lopez stated that because the previous City Manager fired a lot of workers, now the City is short staffed, and needs to hire some workers back to fill those positions so the citizens get the services that they deserve that they pay taxes for. Mr. Lopez stated citizens weren't aware the City was going to have to pay \$140,000 or \$185,000 for materials for 14th Street and crews were supposed to start in August to fix the street but now a sewer has to be completed that should have been done two years ago. Mr. Lopez also stated that when his son bought property, he was charged \$2,100 to put in a water meter and that is ridiculous and a lot of money to pay for a water meter. Mr. Lopez stated he thinks the City Council should look at the fees that they are charging the people here in Hondo.

**6. Discuss and consider approving the minutes from the City Council of June 28, 2021 regular meeting.**

Councilman Villa moved to approve the minutes for the June 28, 2021 regular meeting. Motion seconded by Councilman Huesser. Motion carried 4-0.

**7. City Manager Report**

Mr. Albert reported that he and Ms. Narezo have been working on the proposed budget for the last three to four weeks for the upcoming fiscal years and the budget workshops will be held on July 27<sup>th</sup> and 28<sup>th</sup> at 6:00 p.m. Mr. Albert also reported that SueAnn Reyes was offered the position of City Secretary and will start on August 30<sup>th</sup>. Mr. Albert recognized Mr. David Baker as the new Public Works Director.

**8. Public Works Report**

No Public Works report.

**9. Discuss and consider the city's resumption of enforcement of utility disconnections and charging of late payment fees.**

Ms. Narezo stated she would like to bring forward action to reinstate disconnection and reconnection fees for utility customers on disconnect day. Ms., Narezo stated that under the direction of the Council, the Utility Division has not been charging disconnection and reconnect fees and only enforcing late penalties after the 15<sup>th</sup> of the month and approval of the action would resume the \$25 per meter series and the \$20 reconnect fee.

Councilman Villa questioned how many residents were still on COVID related payment arrangements to which Ms. Narezo stated that a majority of the arrangements have been paid off and she would get an exact number to Council the next day.

Councilman Ytuarte questioned the \$20 Administrative Fee charged to citizens when being reconnected following a disconnect, to which Ms. Narezo explained that it was a fee imposed and previously approved by Council. Further discussion left Council with questions and a motion was made by Councilman Villa to table the item.

Councilman Villa moved to table the item. Motion seconded by Councilman Ytuarte. Councilman Williams opposed. Motion carried 3-1.

**10. Public Hearing / Request for Specific Use Permit / Case No P554-21. A request from Joe and Melissa Claire for a Specific Use Permit for 0.689 acres of land located at 909 22nd Street, Hondo, Texas and described as being a portion of Lot 1, 2, 7, and 8, Block 5 of the Moeur Addition to the City of Hondo, a subdivision as shown on plat recorded in Volume 25, Page 623, Deed Records of Medina County, Texas. The current zoning for the subject property is Residential-Two (R2) District. The property owner has requested a Specific Use Permit authorizing use of the subject property as a Bed & Breakfast.**

Ms. Robbins stated the background on the application and property.

Mayor Danner opened the Public Hearing at 6:24 p.m.

Ms. Irene Hoadley addressed the Council on the issue of parking for the bed and breakfast located at 909 22nd. Street, stating that it was her understanding that there are four bedrooms, and there are at least six parking spaces that are onsite parking but her concern is parking when the bed and breakfast is hosting events, and which will in all likelihood require additional parking and her first question is there a code requirement for parking for businesses. Ms. Robbins responded stating chapter seven of the Unified Development Code is specific to parking requirements depending on the type of business and the square footage of the space and the bed breakfast meets those requirements. Ms. Hoadley stated that the City needs to look at the parking situation on the side streets when cars are parked on the streets during events.

Mayor Danner closed the Public Hearing at 6:28 p.m.

**11. Discuss and consider/ Request for Specific Use Permit / Case No P554-21. A request from Joe and Melissa Claire for a Specific Use Permit for 0.689 acres of land located at 909 22nd Street, Hondo, Texas and described as being a portion of Lot 1, 2, 7, and 8, Block 5 of the Moeur Addition to the City of Hondo, a subdivision as shown on plat recorded in Volume 25, Page 623, Deed Records of Medina County, Texas. The current zoning for the subject property is Residential-Two (R2) District. The property owner has requested a Specific Use Permit authorizing use of the subject property as a Bed & Breakfast.**

Discussion was opened and Ms. Claire spoke in regard to the event and parking situation over the weekend at the bed & breakfast. Ms. Claire stated the events will be limited and will not be held

often, but will currently only serve as a bed and breakfast.

Councilman Villa moved to approve a request from Joe and Melissa Claire for a Specific Use Permit for 0.689 acres of land located at 909 22nd Street, Hondo, Texas and described as being a portion of Lot 1, 2, 7, and 8, Block 5 of the Moeur Addition to the City of Hondo, a subdivision as shown on plat recorded in Volume 25, Page 623, Deed Records of Medina County, Texas. The current zoning for the subject property is Residential-Two (R2) District. The property owner has requested a Specific Use Permit authorizing use of the subject property as a Bed & Breakfast. Motion was seconded by Councilman Williams. Motion carried 4-0.

**12. Discuss and consider the recommendation of appointments for the City of Hondo Planning and Zoning Commission and the City of Hondo Library Advisory Board.**

Mayor Danner stated that two of our volunteer City Boards have appointments which expired in June or are expiring in July. Mayor Danner asked that Council consider the following recommendations, Dr. Matt Windrow, who was first appointed in July 2019, and former councilman John McAnelly who was just appointed recently. Mayor Danner recommended that both gentlemen be appointed to new two-year terms. Mayor Danner stated the City of Hondo Library Advisory Board also has a new appointment, stating all but one of the members of the Library Advisory Board have appointments which either expired last month, June, or this month, July. The members with expired terms are Heather Connell, first appointed in July 2019; Terry Ramirez, first appointed also in July 2019; Mike Beard, first appointed in June 2019; Tara Mumme, also first appointed in June 2019; Tony Ortiz, first appointed also in June 2019; and Justin Myers, also first appointed in June 2019. Mayor Danner stated that only Ms. Ramirez has declined a reappointment, but recommends that the other five be reappointed for another two-year term, and to replace Ms. Ramirez will be Ms. Rita Vance, a retired school teacher and a long time civic leader who is very involved in the use of the library.

Councilman Villa moved to approve the recommendation of appointments for the City of Hondo Planning and Zoning Commission and the City of Hondo Library Advisory Board. Motion seconded by Councilman Ytuarte. Motion carried 4-0.

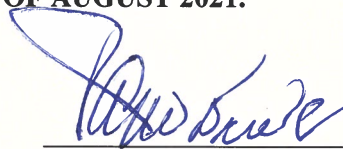
**13. Discuss and consider approving Change Order No. 1 to the RL Jones contract in an amount not to exceed \$145,000 to include replacement of a sewer line on 14th street.**

Ms. Albert reported on the contract that the City entered into with R.L. Jones for the reconstruction of 14<sup>th</sup> Street, not including utilities. Mr. Albert reported that the Wastewater Division televised the 14th Street sewer line. Mr. Albert stated that during the assessment that several conditions were observed in the sewer line such as the sewer line is an eight inch clay tile, there are four low spots in the sewer line and when the camera went under water there was an obstruction within line itself as well. Mr. Albert stated that according the staff this matter was brought to Council's attention previously, but the decision was made not to proceed with repairing or replacing sewer lines due to cost and staff respectively request that Council reconsider this matter since funds have been identified to pay for replacing the sewer line. Mr. Albert stated that if we do not replace the sewer line, it is more than likely we will be excavating the new road in the near future and staff recommends we replace the entire sewer line along 14th Street. Mr. Albert stated staff seeks Council's approval of the change order in the amount of \$102,275 and authorize staff to purchase the PVC pipe necessary the project and amount not to exceed \$40,000. Mr. Albert stated the original contract with R.L. Jones is \$588,230 and the change order is \$102,175 and the PVC pipe for the project will be roughly 40,000 for total project cost of \$730,405. Mr. Winters stated that this issue with the sewer was previously brought up to Council under previous administration but was not acted upon. Councilman Villa stated this issue was not presented to Council previously. Lengthy discussion continued in regard to whether the sewer issue was brought up to the Council in the past.

Councilman Villa moved to approve Change Order No. 1 to the RL Jones contract in an amount not to exceed \$145,000 to include replacement of a sewer line on 14th street. Motion seconded by Councilman Williams. Motion carried 4-0.

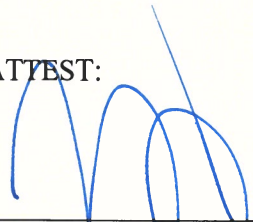
14. **Discuss and consider action authorizing the City Manager to purchase PVC pipe for the 14th street sewer line project in an amount not to exceed \$40,000.00.**  
Councilman Villa moved to authorizing the City Manager to purchase PVC pipe for the 14th street sewer line project in an amount not to exceed \$40,000.00. Motion seconded by Councilman Williams. Motion carried 4-0.
15. **Discuss and consider Ordinance No. 1243-07-21, amending Article 5.03 of the Hondo Code of Ordinance to provide for the granting of a variance to the prohibition on the sale of alcoholic beverages within 300 feet near churches, and public and private schools.**  
Mayor Danner stated that the item would be discussed in Executive Session.
16. **Executive Session:** The City Council of the City of Hondo convened in Executive Session at 7:02 p.m. and reconvened in Open Session at 8:15 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): Discussion regarding possible litigation involving Article 5.03 of the Hondo Code of Ordinances.  
a. Discussion regarding economic development negotiations for Sesajal project.
17. **Discuss and consider appropriate action resulting from Executive Session.**  
Councilman Williams moved to approve Ordinance No. 1243-07-21, amending Article 5.03 of the Hondo Code of Ordinance to provide for the granting of a variance to the prohibition on the sale of alcoholic beverages within 300 feet near churches, and public and private schools. Motion seconded by Councilman Huesser. Councilman Ytuarte recused himself due to COI. Motion carried 3-0.
18. **Adjourn.**  
Councilman Villa moved to adjourn the meeting. Meeting seconded by Councilman Huesser. Motion carried 4-0.

**PASSED AND APPROVED THIS 9<sup>TH</sup> DAY OF AUGUST 2021.**



**JAMES W. DANNER SR., MAYOR**

ATTEST:

  
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Megan Rodriguez  
Interim City Secretary