



MAYOR
ANA DIAZ

City of Jacinto City

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COUNCIL MEMBERS

MARIO GONZALES
CARMELA GARCIA
ALLEN LEE
JIMMY "JJ" RIVAS
GREGG ROBINSON

CITY MANAGER

LON D. SQUYRES

CITY SECRETARY

CHRISTAL RODRIGUEZ

CITY ATTORNEY

JIM DEFOYD

September 26, 2024

Minutes

The Mayor and City Council met in Regular Session on
Thursday, September 12, 2024, at 6:00p.m. in the Council Chamber at 10301 Market Street.

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was opened with Prayer and the Pledge of Allegiance.

3. ROLL CALL

The following members were present: Mayor Diaz; Council Members Rivas (arrived at 6:06pm), Robinson, Lee & Gonzales; City Manager Squyres, City Attorney Defoyd & City Secretary Rodriguez. Councilmember Garcia was absent.

4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING(S)

A motion was made by Council Member Robinson and seconded by Council Member Gonzales to approve the minutes of the previous meeting as presented. Vote: **For: 3, Against:0**

5. REPORTS OF OFFICERS, EMPLOYEES AND COMMITTEES

Mayor: Ana Diaz

- *No report at this time but was interactive throughout the meeting.
- * Asked if FEMA was still in the city; The response was that yes, it is at the gym.
- * Asked if we were done with hurricane season, Lon responded that we are not. The mayor stated that she was glad we "dodged a bullet" with the last storm.

City Manager: Lon Squyres

- * We have an RFP to be released on the next phase of the Wastewater Treatment Plant; as we finish one job it's folding right into the next one and we have to make sure that they join one another, the next set of specs have to tie perfectly into that one. It's been a lot of work; they've been doing great on it. We are ready to get the project rolling. We've been in meetings for the last week or two with GLO, on our time extensions for both of those two-five point three-million-dollar jobs. The delay on the sewer treatment plant was the current project going on. The delay on the stormwater one, was waiting for Harris County Flood Control to approve the work. Then we had to get all the paperwork done.
- * We've got 5 major multimillion-dollar grants working to the tune of about 20 million; On top of that we've got the two big FEMA Projects going on, the PA projects which are going to be paying for all the debris management, our response times, the vehicle use and everything else but for every other dime that we get back, there's massive amounts of manpower that go into that.

Public Works: Thomas Rogers

- * Like Ivan mentioned, keeping everything going.
- * Update on the Wastewater Treatment Plant: In the next couple of weeks, we'll be doing the startup of the lift station.
- * The Asphalt Project will kick off next week, starting with the parking lot at the pool.
- * Keeping things going and trying to keep FEMA paperwork going.

Police: Chief Joe Ayala

* No Report given.

City Hall: Kathy Greiner

* Paid bills this week.

Fire: Interim Chief Mo Davis

* Most of our EMS Units 100% back in service, we had one of them in the shop for a while, all the apparatuses are back up and running.

Heritage Hall: Elizabeth Flores

* Seniors are going to Harwin this week.

Parks & Recreation: Ivan Rojas

* Keeping up with the grass and staying busy

Jacinto City Branch Library: Delaney Daly

* Not in Attendance.

6. PUBLIC COMMENTS

* Robert Hernandez 10721 Lane

- Announced that there will be a Homecoming Parade September 23rd, everyone is invited to participate. Contact for more information is Brenda Contreras.

- Commented he noticed the garbage cans painted by Port of Houston's Volunteers around Jacinto City.

7. NO UNFINISHED BUSINESS

8. NEW BUSINESS

1. Council to Consider Authorization of RFP for Project 22-085-053-D306 GLO Mitigation, Wastewater Treatment Plant.

-Synopsis given by City Manager Squyres: The Federal Government, the state of Texas General Land Office is going to give us 5.3 million dollars to make additional improvements. It will be the third grant-funded project on our wastewater treatment plant, each of those had no match. The first one was following IKE, the second one was a Harvey recovery, and this one is GLO Mitigation grant, and again no match whatsoever from the city. This will be the third and basically final project to get our plant a little more flood-resistant and hardened where it's more capable of handling the wastewater our city produces. We are asking Council's permission to advertise for Bids.

-Councilmember Rivas asked what would happen if we went against this. City Manager Squyres replied that we would lose 5.3 million dollars in grant funds and our wastewater treatment plant stays as it is today and would eventually fall out of compliance. Councilmember Rivas thanked the government for writing those checks and sending them our way.

Motion to approve and give authorization to continue on this project, made by: Council Member Rivas

Second was made by: Council Member Lee

Favor: 4/0

2. Council to consider Rescheduling the October 10th Council Meeting to October 8th due to conflict with the TML Conference.

- Explanation given by Mayor Diaz: TML Conference is the Texas Municipal League, it's where all the Mayors & Councils from the Greater Houston Area meet, it will be in Houston this year.

Motion to reschedule council meeting date, made by: Council Member Robinson

Second was made by: Council Member Gonzales

Favor: 4/0

3. Council to Amend Budget Code 19-6929 in the amount of \$10,000.00 for 2024 Asphalt Overlay Project.

- Synopsis given by City Manager Squyres: We had an Asphalt RFP that went out, bids came in, they were high, we trimmed the scope of work back a little bit and even after doing that we're about eight and a half thousand dollars over budget so we're asking for a ten-thousand-dollar modification to the budget for that job. The reason for the little bit above is there's a pothole or two that are pretty noteworthy, we'd like to take care of as well, so we're asking council permission to amend that budget.

Motion to grant permission to amend budget code 19-6929, made by: Council Member Robinson

Second was made by: Council Member Gonzales

Favor: 4/0

4. Council to Amend Budget Code 24-6799 in the amount of \$15,133.98 for Repairs to Ambulance 210.
- *Synopsis given by City Manager Squyres: We had a turbo go out on an ambulance, those are four three fifty's, they actually had to take the truck the cab off of the chassis to do that work and it's just crazy expensive.*
Motion to amend budget code 24-6799 for ambulance 210 repairs, made by: Council Member Rivas
Second was made by: Council Member Lee
Favor: 4/0
5. Council to Amend Budget Code 24-6801 in the amount of \$6,030.88 for New Service Disconnect for Fire Station.
- *Synopsis given by City Manager Squyres: The Generator tie-in that we actually got with the IKE Recovery Grant, many years ago and they did not fund changing the incoming wiring to the station, so they never put a cutoff switch to it. We've had a couple of issues with it. It's a matter of safety more than anything else, it gives them the ability, if we do have to do a manual transfer to do that appropriately and safely and it also allows them to work on the circuit without having it energized.*
Motion to approve the amendment to budget code 24-6801 made by: Council Member Lee
Second was made by: Council Member Robinson
Favor: 4/0
6. Council to Hold Record Vote on Proposed 2024-2025 Tax Rate.
- *Explanation by City Manager Squyres: Several years ago, senator Bettencourt proposed and passed Senate Bill 2, which changed the way cities, counties and school districts pass their taxes, and it gets very complicated. This is a ten-page worksheet that goes in to calculating what we can charge, and it gives us a range, gives us three specific numbers, a No New Revenue Tax Rate, a Voter Approval Tax Rate and a De Minimis Rate. It's so complex this year because the appraisal districts are so slow and late getting us the numbers, they gave us two of these calculated different ways and we have to choose which one we're going to use. I've chosen to propose to council to go under the voter approval rate, we could have used another several percent, five and a half percent, a couple of ways to accomplish that, we had to, by law, do things like have a Sunday public hearing, which sort of seems sinister, like you're hiding something from the public and we didn't feel that was fair to ask the council to do, so were not going to ask for the De Minimis rate were going to ask just below the voter approval rate, which is just shy of 3.5% over last year, not in real tax rate but in what use to call the effective tax rate. If you have a \$100,000.00 home, you'll see a five dollar and something change on it, a little less than six dollars, if I remember correctly, so its not going to be an appreciable change, it will be a little bit of an elevation but not much. Most of the difference comes from new buildings and improvements on buildings being built here in Jacinto City, new homes a couple new shopping centers, new gas stations and things like that. So the rate that we're proposing that council pass is going to be 0.603444 the rate we could ask for is one number higher than that and the reason they vote on it tonight is, we're forced to put a notice in the paper to spend some of that tax money to put it into a news paper telling everybody how they think they're going to vote when this actually comes to a real vote so they make you hold what's called a record vote so these ladies and gentlemen have a chance to go on record saying how they feel about that number that I cite.*
For: Mayor Diaz, Council Members Rivas, Robinson, Lee, Gonzales.
Against: 0
All in Favor 4/0
7. First Reading of Ordinance 2024-2 Amendment to the Building Code Ordinance.
- *Read by City Attorney Jim Defoyd: (Posted along with these minutes)*
 - *Synopsis given by City Manager Squyres. Every city has building codes for electrical, roofing, building, fire, you name it, which tell you how you have to do things because of where were at. Theres an organization called ISO and they come out and audit the city from time to time to see if our codes are up to date, if they're contemporary or not. If we don't keep our codes contemporary and use the more modern building codes, they hurt us by raising our fire and property insurance rates and so we don't want that. Now on the flip side of that, a lot of these codes don't necessarily provide a benefit, some do and some its because the people that make the equipment and things like that get to write the codes typically and to some add cost, we don't want to be so proactive that every time a new code book comes out we jump on it but about every ten years or so you really have to go in and update your codes and that's what this represents tonight.*
Motion to accept Ordinance 2024-2 to the building codes made by: Council Member Robinson
Second was made by: Council Member Gonzales
Favor: 4/0

8. Mayor and Council to confirm Reginald L. Cross as Full Time Jacinto City Police Officer.

-Introduction and recommendation made by Police Chief Ayala

-Reginald Cross addressed the mayor and council and expressed appreciation for the opportunity to protect and serve the City of Jacinto City.

-Mayor Diaz administered Oath of Office and Presented Officer Cross with his Badge and Welcomed him.

Motion to confirm Reginald L Cross as full-time police officer, made by: Council Member Robinson

Second was made by: Council Member Lee

Favor: 4/0

9. COUNCIL COMMENTS

All Council Members welcomed Officer Cross and wished everyone a good weekend and to keep our neighbors to the east in our thoughts because of the hurricane they are dealing with.

Mayor Diaz adjourned the meeting at 6:32pm.

Respectfully submitted,



Christal Rodriguez
City Secretary