



MAYOR  
ANA DIAZ

## City of Jacinto City

1301 MERCURY DRIVE • PHONE (713) 674-8424 • FAX (713) 820-9264  
JACINTO CITY, TEXAS 77029  
[www.jacintocity-tx.gov](http://www.jacintocity-tx.gov)

October 4, 2024

### Minutes

The Mayor and City Council met in Regular Session on  
Thursday, September 26, 2024, at 6:10p.m. in the Council Chamber at 10301 Market Street.

#### 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

#### 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 6:03pm), Robinson, Lee, Garcia (arrived at 6:04pm), & Gonzales; City Manager Squyres, City Attorney Defoyd & City Secretary Rodriguez.

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

A motion was made by Council Member Robinson and seconded by Council Member Lee to approve the minutes of the previous meeting as presented. Vote: **For: 5, Against:0**

#### 5. REPORTS OF OFFICERS, EMPLOYEES AND COMMITTEES

##### Mayor: Ana Diaz

- \* Was interactive throughout the meeting.
- Suggested that we make flyers that we can post on social media asking for vendors for Pumpkinfest & confirmed the time for Pumpkinfest which will begin at 5pm.
- Informed Interim Fire Chief Davis that she received a phone call from Ms. Barrientos at JC Elementary regarding setting up an event. Chief Davis informed her that Fire Department has scheduled her for October 7<sup>th</sup>.
- Requested that City Attorney Defoyd draft an ordinance regarding replacing sidewalks when new homes are built. Council Member Rivas brought up the issue of the sidewalks not being replaced throughout the city and City Manager suggested that an ordinance could be drafted if it is something council would want.

##### City Manager: Lon Squyres

- \* No report at this time but was interactive throughout the meeting.

##### Public Works: Thomas Rogers

- \* Did a walkthrough with City Manager Squyres on part of the Wastewater Treatment Plant yesterday & we are within six weeks of wrapping up the first phase; a lot of the bigger components are going online now.
- \* The Asphalt project is almost complete; They are about done laying the asphalt down, they do need to go back and fill in a couple of curbs and then they'll be striping of the turning radiuses off of Market.
- \* We've completed a repair on the roof at the public works building, they're also working on the barn roof.
- \* Mr. Ramiro got his Mosquito License today.

##### Police: Chief Joe Ayala

- \* National Night on Tuesday, October 1<sup>st</sup>, there will be several participating locations throughout the city.

##### City Hall: Kathy Greiner

- \* Working on closing up the Fiscal Year and starting the New Fiscal Year.

**Fire: Interim Chief Mo Davis**

- \* Preparing to help Police Chief Ayala with National Night Out, were going to set up small booth and give out some items for the kids.

**Heritage Hall: Elizabeth Flores**

- \* Tomorrow is the monthly meeting at the senior center, will remind them of the festival for volunteer opportunities and preparing to sell water.

**Parks & Recreation: Ivan Rojas**

- \*Preparing for Pumpkinfest & currently looking for new vendors to participate. It'll be at the baseball field.

**Jacinto City Branch Library: Delaney Daly**

- \* Not in Attendance.

**6. PUBLIC COMMENTS**

- \* Robert Hernandez 10721 Lane
  - *Announced that it's election time and encouraged everyone to register to vote.*
- \* Anthony Amolochitis, 10518 La Crosse
  - Brought his concern to Mayor & Council regarding a new build behind his house and the amount of dirt that they have put at the property. The Mayor and City Manager let him know the matter would be investigated. A small conversation ensued regarding the process for new builds, contractors and inspections.*
- \* Hilda Garza, 10210 Rumar Ln.
  - Addressed the Mayor & Council regarding a plumbing issue they have in the back yard, mainly when it rains, where they constantly have to clear the line.*
  - Public Works Director Thomas stated that that public works has gone out to their property before and found that the issue has something to do with their actual service line going into our main line. City Manager Squyres suggested that public works go back to this property and investigate the line via the clean out with a camera to make sure the issue is not on the city side and if it is on the customer side, so he'll know where to dig. Mayor Diaz confirmed with the resident that public works would go out tomorrow at 8:30am.*

**7. UNFINISHED BUSINESS**

1. Second & Final Reading of Ordinance 2024-2 Amendment to the Building Code Ordinance.
  - *Read by City Attorney Jim Defoyd: (Posted along with these minutes)*
  - Motion to accept Ordinance 2024-2 to the building codes made by:** Council Member Robinson
  - Second was made by:** Council Member Rivas
  - Favor:** 5/0

**8. NEW BUSINESS**

1. Mayor and Council to consider Ordinance 2024-3 Adopting a Budget for FY 2024-2025.
  - Ordinance read by City Attorney Jim Defoyd and Council polled by Mayor Ana Diaz.*
  - \* Council Member Rivas: Yes
  - \* Council Member Robinson: Yes
  - \* Council Member Garcia: Yes
  - \* Council Member Lee: Yes
  - \* Council Member Gonzales: Yes
  - All in Favor 5/0**
2. Mayor and Council to consider Resolution 2024-7R Adopting a Tax Rate for FY 2024-2025.
  - Resolution read by City Attorney Jim Defoyd and Council polled by Mayor Ana Diaz.*
  - \* Council Member Rivas: Yes
  - \* Council Member Robinson: Yes
  - \* Council Member Garcia: Yes
  - \* Council Member Lee: Yes
  - \* Council Member Gonzales: Yes
  - All in Favor 5/0**

3. Mayor & Council to consider the appointment of Mr. Drew Darnell as an Associate Judge.  
*-City Manager Squyres, Judge Dean passed away a few months ago, a tremendous loss, he's been with us for some time. Our judge is Judge Bret Kisluk and he is recommending one of his associates, Mr. Darnell for this position.*  
**Motion to grant permission to appointment of Mr. Drew Darnell as an Associate Judge, made by:** Council Member Robinson  
**Second was made by:** Council Member Garcia  
**Favor:** 5/0
4. Council to Amend Budget Code 25-6945 for the roof at the public works facility in the amount of \$7,000.00. This is for the barn.  
*-Synopsis given by City Manager Squyres: We had storm damage, it was actually \$30,000.00 in the current years budget to do work on it and it came a little bit low but we got funds from TML for storm damage to the two roofs and so between that and what's in the budget, its going to cover the repair of those two roofs but for auditing purposes, we need to shift revenue from storm damage into this basically, so were not asking for a new revenue stream by any means, we're just asking to move money from one place to another.*  
**Motion Amend Budget Code 25-6945 for the roof at the public works facility in the amount of \$7,000.00 for the barn, made by:** Council Member Gonzales  
**Second was made by:** Council Member Garcia  
**Favor:** 5/0
5. Council Action on Variance Board's Recommendation of Request at 1726 Jennifer & 10822 East FWY.  
*\*1726 Jennifer*  
*-Artemio DeSantiago addressed the Mayor & Council giving a summary of his request for variance.*  
**Motion to deny Mr. DeSantiago's Variance Request, made by:** Council Member Rivas  
**Second was made by:** Council Member Robinson  
**Favor:** 3/2  
**The setback line must go back to 5ft.**  
  
*\*10822 East FWY*  
*-No representative appeared today. City Manager spoke on the matter.*  
**Motion to deny 10822 East FWY's Request for Variance Request, made by:** Council Member Rivas  
**Second was made by:** Council Member Robinson  
**Favor:** 5/0
6. Council to Open and Award Sealed Bids on Disaster Debris Management Program Services and Disaster Debris Management Monitoring Services.  
*- City Manager Squyres advised that we did not receive any bids. We have an alternate method of getting that done since we received no bids.*

## 9. COUNCIL COMMENTS

All Council Members expressed appreciation for everyone's hard work regarding variances and budgets. They wished everyone a good weekend.

Mayor Diaz adjourned the meeting at 7:03pm.

Respectfully submitted,

*C. Rodriguez*  
 Christal Rodriguez  
 City Secretary

## Ordinance 2024-2

AN ORDINANCE AMENDING CHAPTER 3:  
UNIFORM BUILDING CODE: SECTION  
ONE::"BUILDING CODE", AT SUBSECTION A;  
"UNIFORM BUILDING CODE ADOPTED,  
CONFLICT, PENALTY" BY ADOPTING  
REVISED BUILDING CODES PUBLISHED BY  
INTERNATIONAL CONFERENCE OF BUILDING  
OFFICIALS; PROVIDING AN EFFECTIVE DATE;  
PENALTIES; REPEALING CONFLICTING ORDINANCES

BE IT ORDAINED BY THE CITY COUNCIL OF JACINTO CITY, TEXAS

Section 1. That Chapter 3, "Building Regulations", Section One: "Building Code" at Subsection A entitled "Uniform Building Code Adopted; Conflict; Penalty" be and the same is hereby amended to read as follows::

### SECTION 1. BUILDING CODES

#### A. UNIFORM BUILDING CODES ADOPTED, CONFLICT PENALTY FOR VIOLATIONS

(1) The following list of uniform building codes and their subsequent revisions, as published by the International Conference of Building Officials, three (3) copies of which are and have been, for the next thirty (30) days after the passage of this subsection, on file with the City Secretary, are hereby Adopted and Incorporated by reference as the official Building Codes of the City of Jacinto City, subject to and including by reference such amendments, corrections, and additions as shall appear in this chapter, to-wit:

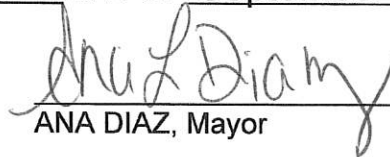
- a. International Building Code, 2021 edition.
- b. International Residential Code, 2021 edition.
- c. International Fire Code, 2021 edition
- d. International Mechanical Code, 2021 edition
- e. Fuel Gas Code, 2021 edition.
- f. Energy Code, 2021 edition.
- g. International Electrical Code, 2020 edition.

(2) In the event of a conflict between the provisions contained in the above adopted Building Codes which have been incorporated by reference herein, and other provisions of the Jacinto City Code of Ordinances, the provisions of the Jacinto City Code of Ordinances shall prevail. All Building Code Ordinances in conflict herewith are repealed.


(3) Any person violating any provision of the Building Codes adopted herein or violating any provision of the Code of Ordinances pertaining to the Building Codes of the City of Jacinto City shall be subject to the penalties provided for in Chapter 1, Section 5, of this Code of Ordinances.

Section 2. That this Ordinance shall become effective upon the second and final reading hereof as provided by law.

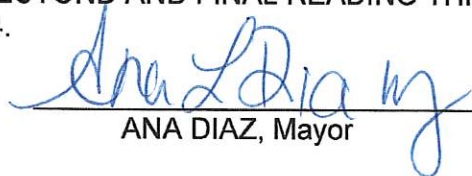
PASSED AND ADOPTED THIS THE 12<sup>th</sup> DAY OF September, 2024.

  
ANA DIAZ, Mayor

ATTEST:

  
CHRISTAL RODRIGUEZ, City Secretary


PASSED AND ADOPTED ON THE SECOND AND FINAL READING THIS 26<sup>th</sup> DAY OF September, 2024.

  
ANA DIAZ, Mayor

ATTEST:

  
CHRISTAL RODRIGUEZ, City Secretary

APPROVED:

  
JIM L. DeFOYD, City Attorney



## **ORDINANCE 2024-3**

### **AN ORDINANCE ADOPTING THE CITY OF JACINTO CITY BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025**

**BE IT ORDAINED BY THE CITY COUNCIL OF JACINTO CITY, TEXAS:**

**SECTION 1. (a) The Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the State.**

**(b) The following table compares property taxes imposed last year (2024) to the property taxes proposed to be imposed by the City of Jacinto City this year (2025).**

<b>PROPERTY TAX RATE COMPARISON</b>	<b>2024-2025</b>	<b>2023-2024</b>
<b>Property Tax Rate</b>	<b>\$0.603444/100</b>	<b>\$0.596874/100</b>
<b>No-New Revenue Tax Rate</b>	<b>\$0.582938/100</b>	<b>\$0.576422/100</b>
<b>No-New Revenue M&amp;O Tax Rate</b>	<b>\$0.582938/100</b>	<b>\$0.576422/100</b>
<b>Voter Approval Tax Rate</b>	<b>\$0.603445/100</b>	<b>\$0.596875/100</b>
<b>De-Minimis Tax Rate</b>	<b>\$0.652711/100</b>	<b>\$0.648853/100</b>

**SECTION 2. The proposed budget will raise more revenue from property taxes from last year's budget by an amount of \$194,971.00 which is an increase of 3.50 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$32,167.19. Even though the proposed budget will raise more revenue from last year's property taxes, the proposed Tax Rate of \$0.603444/100 for this year is slightly less than last year and will not require voter approval.**

**SECTION 3. The City Council of the City of Jacinto City adopts the attached City of Jacinto City Budget for Fiscal Year 2024-2025, beginning October 1, 2024 and ending September 30, 2025, which said attachment is marked as Exhibit "A" and is incorporated into this Ordinance for all purposes.**

**SECTION 4. There is hereby appropriated the sum of \$9,259,469.00 to the General Fund for the payment of operating expenses and necessary Capital Outlay for the City Government.**

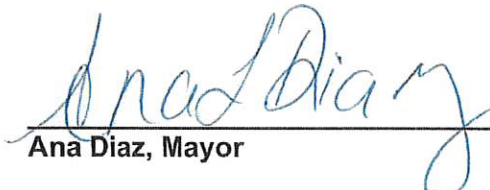
**SECTION 5. There is hereby appropriated the sum of \$ -0- to the Interest and Sinking Fund for general debt service necessary to pay the interest and principal.**

**SECTION 6. There is hereby appropriated the sum of \$3,131,606.00 to The Water and Sewer Utility Fund for operating expenses and necessary Capital Outlay for the Water and Sewer Department of the City of Jacinto City.**

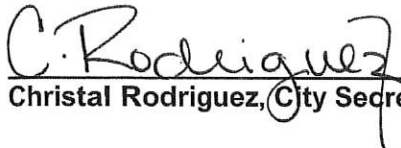
PASSED AND ADOPTED ON THE FIRST READING OF THIS ORDINANCE ON THE 26TH DAY OF SEPTEMBER 2024.

**Vote of Council Members:**

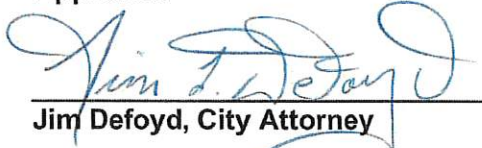
Council Member Rivas	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Member Robinson	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Member Lee	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Member Garcia	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Member Gonzales	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

  
\_\_\_\_\_  
Ana Diaz, Mayor

**Attest:**

  
\_\_\_\_\_  
Christal Rodriguez, City Secretary

**Approved:**

  
\_\_\_\_\_  
Jim Defoyd, City Attorney

## RESOLUTION 2024-7R

### A RESOLUTION LEVYING MUNICIPAL PROPERTY (AD VALOREM) TAXES FOR THE CITY OF JACINTO CITY, TEXAS FOR FISCAL YEAR 2024/2025

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JACINTO CITY, TEXAS:

SECTION 1. The City Council levies, approves and orders to be assessed and collected for the Fiscal Year 2024/2025 and for each subsequent calendar year until otherwise resolved or ordained, on all property in the limits of City of Jacinto City that is not exempt from taxation, a property (ad valorem) tax rate of \$0.603444 per \$100 of taxable value.

SECTION 2. This year's levy to fund maintenance and operations expenditures exceeds last year's maintenance and operations tax levy.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.50 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$6.57.

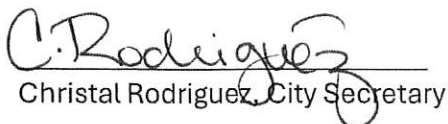
PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF SEPTEMBER 2024

Vote of City Council Members:

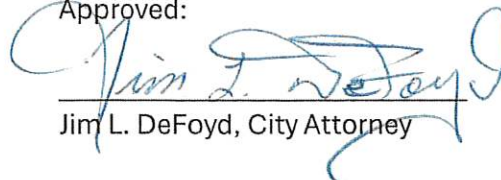
Council Member Rivas	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Council Member Robinson	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Council Member Lee	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Council Member Garcia	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Council Member Gonzales	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

  
Ana Diaz, Mayor

Attest:

  
Christal Rodriguez, City Secretary

Approved:

  
Jim L. DeFoyd, City Attorney



# Budget Amendments

## FY 2023-2024

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**Budget Code:** Budget Code 25-6945

**Amount:** \$ 7,000.00

**Date of Amendment:** 9/26/2024

**Purpose of Amendment:** for 2024 Roof at Public Works Facility (the Barn).

**Motion:** Made by Councilmember Gonzales to approve/ deny amendment.

**Second:** Made by Councilmember Garcia.

**Vote:** 5 / 0



# City of Jacinto City

1301 Mercury Dr  
Jacinto City, TX 77029

## Meeting Results Zoning Hearing/Variance Board & City Council Action

Variance: Tuesday, September 24, 2024.  
City Council : Thursday, September 26, 2024

10301 Market Street Rd  
Jacinto City, TX 77029

### A. 2024-005

Action Taken by Board of Adjustment: Tuesday 9/24/2024

For: 2

Against: 1

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Action Taken by Council Members: Thursday, 9/26/2024

For: 3

Against: 2

Notes: Denied by council 9/26/2024  
\_\_\_\_\_  
\_\_\_\_\_

*Motion  
to Deny  
approval*

### B. 2024-006

Action Taken by Board of Adjustment: Tuesday 9/24/2024

For: 0

Against: 3

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Action Taken by Council Members: Thursday, 9/26/2024

For: 5

Against: 0

Notes: Denied by Council 9/26/2024  
\_\_\_\_\_  
\_\_\_\_\_

*Motion to  
Deny approval*