



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

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

Minutes

The Mayor and City Council met in Regular Session on
Thursday, September 11, 2025, at 6:00 p.m. in the
Council Chamber at 10301 Market Street.

1. Call to Order: at 6:00 p.m.

- a. Invocation and Pledge of Allegiance:
The meeting was opened with Prayer and the Pledge of Allegiance.
- b. Roll Call:
The following members were present:
Mayor Diaz; Council Members Rivas, Robinson, Lee, Garcia and Gonzales;
City Manager Squyres & City Secretary Rodriguez.
City Attorney Defoyd was absent.

2. Mayor & Council Comments:

- Councilmember Rivas thanked Councilmember Lee for his kind words on this anniversary of 911 in his prayer. He also mentioned the loss of actress, Polly Holliday.
- Mayor Diaz & All Councilmembers shared their story of what they were doing when the 911 events occurred.
- Councilmember Lee reminded everyone that school is in session and for everyone to be careful.

3. Public Comments:

- Judge Dolores Lozano (Precinct 2): addressed the Mayor and Council to share about the resources available to the public at her courthouse, including a legal kiosk & computer. She also spoke in regard to the September 11 event and shared her story; She extended her thoughts and prayers to the first family.
- Eric Sanchez: addressed the Mayor and Council regarding personal court dates and cases.

4. Approval of the Minutes of Previous Meeting(s):

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

5. Reports/Announcements of City Departments:

City: City Manager Lon Squyres

- Gave Kuddos to one of our Police Officers. We received a letter from the DA's Office, it says ADA, Peter Basilius and Saradimus held a trial for an aggravated sexual assault of a child case, securing a guilty verdict and a 40-year sentence. It was Detective Cynthia Nieto with JCPD, she worked the case; It was in 2023. We were able to put this person away where they should never be able to hurt another child. So kudos to officer Nieto and to the DA's Office.
- It's a busy time, a lot going on, close of budget year and tax setting time.

Police: Police Chief Ayala

- No report at this time.

Finance Director Kathy Greiner

- No report at this time.

Heritage Hall: Director Elizabeth Flores

- Keeping the seniors active, give them nutritional meals, today the played volleyball with Galena Park seniors and JC won the game. Mayor Diaz inquired about how many seniors we have coming over from Galena Park and Elizabeth replied that we have about 7 or 8.

Parks & Recreation: Director Ivan Rojas

- *Staying busy out there keeping parks clean and cut.*
- *Mayor Diaz noted that Board Elections for the little league are coming up on the 20th.*

Public Works: Thomas Rogers

- *Update on the Wastewater Treatment Plant, they are pouring the concrete for the new measurement basin next week. The new contractors are making a lot of progress.*
- *We had a meeting for the contractors that will start at the beginning of November on the north side part right off of Mercury.*
- *We're still cutting grass three times a week as weather permits.*
- *All the meters have been installed for the Water Meters Project. They are wrapping up on a handful of boxes that we requested, they go back and change out.*
- *They did do the door tags last week, and we have copies of those in the trucks, and we've trained our employees on how to do it, so if we get stopped by a resident, we can explain how to access the website or app. We did have a handful of residents get on the website. We are ready to kick off and go.*
- *Mayor Diaz mentioned that at last council meeting we started talking about Christmas decorations and how everybody is working on them and testing the lights. Thomas replied and explained the process they used to refurbish old decorations and made them new again. Mayor Diaz and Thomas shared ideas for decorating this year.*

Fire: Interim Fire Chief, Mo Davis

- *We have an ISO evaluation coming up Monday of next week, ISO helps you with your insurance rate. We feel that some of the things that the city's done, mainly with the water mains should raise our ISO ratings, which will benefit the city greatly. We feel like this is probably going to be one of the best, we've had in the city.*

Jacinto City Branch Library: Nyla Vela

- *Not in attendance.*

Police: Captain Mark Longrigg

- *Reminded everyone that October 7th is National Night Out. We have reached out to other departments, police departments, to join us. Any organization wanting to be a part of this should contact Chief Ayala. This should be another fun event with comradery, free food & information.*

6. Unfinished Business:

None

7. New Business:

- a. **Mayor & Council to take action on Variance Board's Recommendation for Variance 2025-002.**

Jaime Alvarez: 1502 Belin (Corner of Belin & Munn)

Asking for permission to build my carport back to what it was before I did my new driveway.

Variance Board voted: For: 3, Against: 0 (Variance meeting held 9/2/2025)

City Manager Squyres provided a little bit of background on this variance request.

Vote:

Councilmember Rivas: Yay

Councilmember Robinson: Yay

Councilmember Lee: Yay

Councilmember Garcia: Yay

Councilmember Gonzales: Yay

Approved by Council

- b. **Council to Hold Record Vote on Proposed 2025-2026 Tax Rate.**

Synopsis provided by City Manager Squyres:

The tax rate being proposed for this year is identical to the tax rate of last year. For every \$100, that tax rate is just over sixty cents. It's actually \$ 0.603444. So per \$100, identical to last year. Now, there's a few other numbers that we need to make you aware of. The county calculates in a 14-page worksheet, some information. One of the numbers they calculate is what they called "no new revenue tax rate". It used to be called the effective tax rate. That rate is 0.589981. So that's a no new revenue tax rate. If we didn't want to take in another dime more than we took in last year in total taxes, that would be a tax rate. And since we don't have bond debt, it's the same for our M&O, which is Maintenance and Operations, and if we include our taxes. For bonds, because we don't have any bonds. So you're not paying any bond debt where you to spend another 10 cents for bonds, you're not burdened with that because we get so many grants now. We can, by law, you've heard the county fight a lot about, wanting to go and vote for more taxes. Well, that's because if you go above 3.5% of your no new tax rate, you have to go out and vote for it. You've got to ask your citizens to prove it. So we can go all the way up to 0.611033 without asking for a vote. So, again, 0.611033 with no vote. But yet, we're only asking for 603 So there's like eight cents, 7.58 cents. We could be asking for without going to the voters. But we would rather save the citizens that money and work at a current budget level. And then we could also use something called the Deminimus Rate, a.k.a. Fire Truck Law. When they voted for this in the legislature, they said, "Well, what if a small city needs to buy a fire truck?" They said, "Well, okay, if your city's under \$30,000,

you can raise your taxes to do that kind of thing by X. And it's enough to make \$500,000 in taxes. That was back in the day where you could buy a fire truck for \$500,000. Chief Davis will tell you those days are long gone. We're not asking for the deminimus rate either, That's a lot more. It's 0.656062. So we're being very reasonable on this. We're asking for identical rate of last year, which is about seven and a half cents lower than what we could without going to the voters for a vote. So a little more information, we're supposed to remind everybody that the proposed budget will raise when we do the budgeting a revenue from property taxes a little more than last year by about \$150,000. Now, a lot of that is because of new things on the tax of development and things like that, it's 3.48% more than last year, but it's not within that 35 because it's new development. The property tax revenue to be raised from a new property added to the tax rolls in new property is \$53,662.03. Then last but not least, and this is going to be in that same thing you're going to end up seeing in the paper, we're supposed to tell you what your taxes would be. So the medium valued home by the census in Jacinto City is roughly \$121,100. Your current tax bill last year was \$730.77. on that home that you're Jacinto City taxes, not school district, not county or anything else. Last year's will be the same as his coming year, if this is approved, because there's no tax rate. It's the identical rate. The property tax, if we would have gone, the no new revenue rate would have been \$715.26, about \$15 less.

Vote:

Councilmember Rivas: Yay

Councilmember Robinson: Yay

Councilmember Lee: Yay

Councilmember Garcia: Yay

Councilmember Gonzales: Yay

Mayor Diaz: Yay

Approved by Mayor and Council

Mayor Diaz adjourned the meeting at 6:29 pm.

Respectfully submitted,



Christal Rodriguez
City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive service must be made 48 hours prior to Meeting.



City of Jacinto City

Meeting Results Zoning Hearing/Variance Board & City Council Action

Variance: Tuesday, September 2, 2025.
City Council: Thursday, September 11, 2025.

10301 Market Street Rd
Jacinto City, TX 77029

A. 2025-001 1502 Belin Dr.

- Action Taken by **Board of Adjustment**: Tuesday, September 2, 2025
For: 3
Against: 0

Notes:

If this was a Munn Street address, the
Setback would not be an issue.

- Action Taken by **City Council Members**: Thursday, September 11, 2025

Motion to:

For: 5

Against: 0

Notes:

Approved by Council

City of Jacinto City
2025 Tax Rates
From form # 50-856
Calculated by Harris County Tax Assessor
Submitted to City Council on 8/1/2025



2024 Adopted Tax Rate	0.603444/100
No New Revenue Rate (Effective Rate)	0.590633/100
Voter Approval Rate	0.611708/100
De Minimis Rate	0.656714/100

Lon Squyres

City Manager



MAYOR
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September 11, 2025

Taxpayer Impact Statement

Description	Amount
Median-valued homestead property	\$ 121,100
Property Tax Bill Current Year	\$ 730.77
Property Tax Bill Proposed Budget	\$ 730.77
Property Tax Bill No-New-Revenue Rate	\$ 715.26

This addendum is provided pursuant to Section 551.043(c)(2) of the Texas Government Code because the City Council will discuss or adopt a budget. The Proposed Budget is available online at www.jacintocity-tx.gov