



City of Jacinto City

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JACINTO CITY, TEXAS 77029
www.jacintocity-tx.gov

MAYOR
ANA DIAZ

Minutes

The Mayor and City Council met in Special Session on
Thursday, September 25, 2025, at 6:04 p.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: at 6:04 p.m.

- a. Invocation and Pledge of Allegiance:
Meeting opened with Prayer & Pledge of Allegiance. (Done earlier at the beginning of Public Tax Hearing)
- b. Roll Call:
The following members were present: (Done earlier at the beginning of Public Tax Hearing)
Mayor Diaz; Council Members Rivas, Robinson, Lee, Garcia (arrived at 6:02) and Gonzales;
City Manager Squyres & City Secretary Rodriguez. City Attorney Defoyd was absent.

2. Mayor & Council Comments:

- Mayor Diaz & All Councilmembers thanked and wished Mr. Salazar luck in his race.
- Fond memories of the employee appreciation were shared and excitement for the upcoming National Night Out was also expressed.

3. Public Comments:

- Eric Sanchez: addressed the Mayor & Council regarding concerns with police officers in Jacinto City & surrounding Cities.
- Dona Dailey: addressed the Mayor & Council to thank Jacinto City Police Chief & Officers for keeping the city safe, she also thanked the Fire Department for their hard work.
- Oscar Salazar JR: addressed the Mayor & Council to introduce himself and give some background on himself. He went over his intent to serve for Harris County Justice of the Peace, Precinct 2, Place 2.

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

- Motion made by Council Member Robinson and Seconded by Council Member Garcia to approve the Minutes of the previous meeting as presented. **Vote:** For: 5, Against: 0.

5. Reports/Announcements of City Departments:

City: City Manager, Lon Squyres

- Reminded everyone that the new smart meters have been installed and encouraged everyone to install the app in order to take advantage of its money saving features, such as leak detection & notifications. Assistance setting up the app is available at the Jacinto City Library and City Hall.

Police: Chief, Joe Ayala

- Busy preparing for the upcoming National Night Out on October 7th.
- Resolved a case regarding a missing child, everything turned out well.
- Working a case, of a terroristic nature, where the person involved keeps getting released from county jail.
- As always, we ask the community to help by reporting suspicious activity.
- Calls are being handled as they are called in, & Officers have been doing great out there and keeping busy.

Public Works: Director, Thomas Rogers

- Department has been busy taking care of water leaks and cutting grass.
- Taking care of storm drains.
- Steadily mosquito spraying three times a week in the evenings with the "Side by Side".
- SSO Program is still actively inspecting residents' sewer lines, checking for any infiltrations.
- Yearly Routine Fire Hydrant Maintenance and flushing is being conducted. Well water is used so as to not waste City of Houston water.
- Project at the Plant is going very well.

Interim Fire Chief, Mo Davis

- No report at this time.

City Finance: Kathy Greiner

- No report at this time.

Heritage Hall: Director Elizabeth Flores

- Thanked Oscar Salazar for bringing the senior citizens kolaches & danish every time they play volleyball with Galena Park.

Parks & Recreation: Director, Ivan Rojas

- A piece of the splashpad has been replaced. There was a delay in receiving the part from the manufacturer, however, we have received it & it has been installed. The Splashpad remains open til 10 o'clock pm as long as the weather remains warm.
- Mayor Diaz suggested we announce the splashpad on the marques and Mentioned that the Fall Festival is ready.

6. Unfinished Business:

- None.

7. New Business:

- a. Mayor & Council to take action on Variance Board's Recommendation for Variance 2025-003.**

10202 Fairfax (Southeast corner of Fairfax & Switzer)

Synopsis provided by Lon Squyres.

Property owners present. No neighbors protested at either Variance Hearing or Council Meeting.

Variance request is for permission to expand the house 4 ½ ft to the right, which will exceed the 10 ft-Side Setback Line required by ordinance for "end lots" (non- "end lots" have a 5 ft Side Setback line).

Vote to Approve Variance Recommendation to allow property owner to expand the house 4 ½ ft to the right exceeding the "end lot" side setback line:

Mayor Diaz: Yes

Councilmember Rivas: Yes

Councilmember Robinson: Yes

Councilmember Lee: Yes

Councilmember Garcia: Yes

Councilmember Gonzales: Yes

Favor: 5/0

- b. Mayor and Council to consider Ordinance 2025-4 Adopting a Budget for FY 2025-2026.**

Read by City Manager Lon Squyres. (Only one reading required)

Vote to Approve Ordinance 2025-4 Adopting a Budget for FY 2025-2026.

Councilmember Rivas: Yes

Councilmember Robinson: Yes

Councilmember Lee: Yes

Councilmember Garcia: Yes

Councilmember Gonzales: Yes

Favor: 5/0

- c. Mayor and Council to consider Resolution 2025-12R Adopting a Tax Rate for FY 2025-2026.**

Read by City Manager Lon Squyres

Motion to move that the property tax rate be increased by the adoption of a tax rate of 0.603444/100, which is effectively a 3.52 percent increase in the tax rate.

Mayor Diaz: Yes

Councilmember Rivas: Yes

Councilmember Robinson: Yes

Councilmember Lee: Yes

Councilmember Garcia: Yes

Councilmember Gonzales: Yes

Favor: 6/0

- d. Mayor and Council to consider Ordinance 2025-5 TMRS Update to Employee Contribution Rate.**

1st Reading read by City Manager Lon Squyres.

Motion to approve Ordinance 2025-5 TMRS Update to Employee Contribution Rate, made by: Councilmember Robinson.

Second made by: Councilmember Rivas.

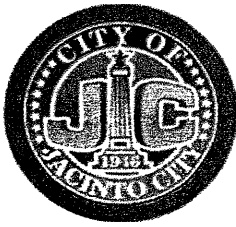
Favor: 5/0

Mayor Diaz adjourned the meeting at 6:55 pm.

Respectfully submitted,

C. Rodriguez
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 16, 2025.
City Council: Thursday, September 25, 2025.

10301 Market Street Rd
Jacinto City, TX 77029

A. 2025-003 10202 Fairfax.

- Action Taken by **Board of Adjustment**: Tuesday, September 16, 2025
 - Request: Junior Ramirez is seeking approval to extend his house located on a corner lot, by 4.7 ft towards Switzer Street, leaving 5 ft between the house and the property line. This addition aims to provide additional living space to the existing floor plan.

For: 3

Against: 0

Notes:

- Action Taken by **City Council Members**: Thursday, September 25, 2025

Motion to:

Approve / Grant variance

For: 5

Against: 0

Notes:

ORDINANCE 2025-4

AN ORDINANCE ADOPTING THE CITY OF JACINTO CITY BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING ON SEPTEMBER 30, 2026

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 (2025) to the property taxes proposed to be imposed by the City of Jacinto City this year (2026).

PROPERTY TAX RATE COMPARISON	2025-2026	2024-2025
Property Tax Rate	\$0.603444/100	\$0.603444/100
No-New Revenue Tax Rate	\$0.589981/100	\$0.582938/100
No-New Revenue M&O Tax Rate	\$0.589981/100	\$0.582938/100
Voter Approval Tax Rate	\$0.611033/100	\$0.603445/100
De-Minimis Tax Rate	\$0.656062/100	\$0.652711/100

SECTION 2. The proposed budget will raise more revenue from property taxes from last year's budget by an amount of \$150,751.00 which is an increase of 3.48 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 \$53,662.03. 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 the same as 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 2025-2026, beginning October 1, 2025 and ending September 30, 2026, 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 \$10,010,875.00 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.

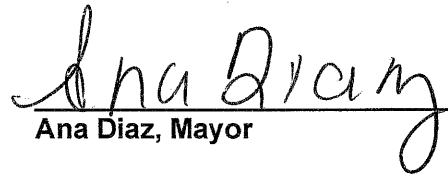
SECTION 6. There is hereby appropriated the sum of \$3,055,498.00 to The Water and Sewer Utility Fund for operating expenses and necessary Capital Outlay for the Water and Sewer Department of the City of Jacinto City.

PASSED AND ADOPTED ON THE FIRST READING OF THIS ORDINANCE ON
THE 25th DAY OF SEPTEMBER 2025.

Vote of Council Members:

Council Member Rivas
Council Member Robinson
Council Member Lee
Council Member Garcia
Council Member Gonzales

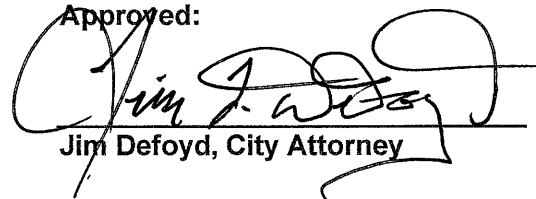
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Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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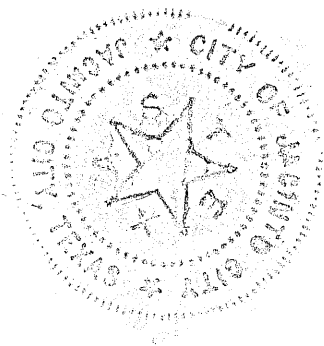

Ana Diaz, Mayor

Attest:


Christal Rodriguez, City Secretary

Approved:


Jim Defoyd, City Attorney



RESOLUTION 2025-12R

A RESOLUTION LEVYING MUNICIPAL PROPERTY (AD VALOREM) TAXES FOR THE CITY OF JACINTO CITY, TEXAS FOR FISCAL YEAR 2025/2026

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 2025/2026 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.

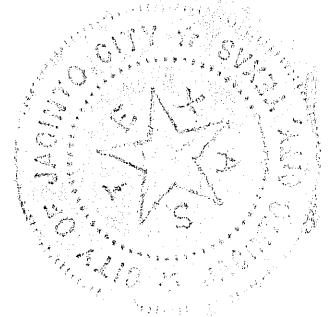
THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

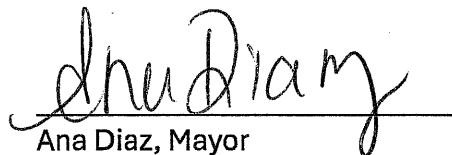
THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.48 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$0.00.

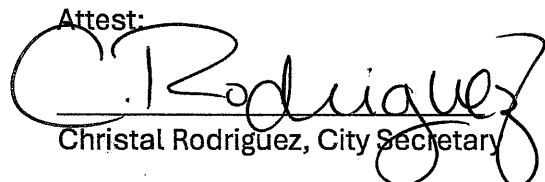
PASSED AND ADOPTED THIS 25th DAY OF SEPTEMBER 2025

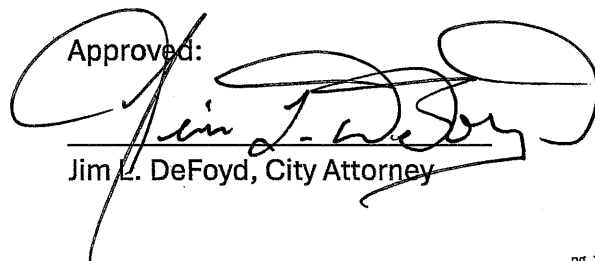
Vote of City Council Members:

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. DeFoy, City Attorney

Ordinance 2025-5

AN ORDINANCE REGARDING THE CITY OF JACINTO CITY'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS PROVIDING FOR (1) AN INCREASE TO THE EMPLOYEE CONTRIBUTION RATE; AND (2) ADOPTING: (i) ANNUALLY ACCRUING UPDATED SERVICE CREDITS AND TRANSFER UPDATED SERVICE CREDITS; AND (ii) ANNUALLY ACCRUING ANNUITY INCREASES, ALSO REFERRED TO AS COST OF LIVING ADJUSTMENTS (COLAS) FOR RETIREES AND THEIR BENEFICIARIES.

Whereas, the City of Jacinto City, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

Whereas, the City Council finds that it is in the public interest to: (1) increase the employee contribution rate contributed to TMRS, (2) in accordance with TMRS Act §853.404 and §854.203(h), reauthorize annually accruing Updated Service Credits and provide transfer Updated Service Credits, and (3) in accordance with TMRS Act §854.203 and §853.404, reauthorize annually accruing annuity increases, also referred to as cost of living adjustments ("COLAs") for retirees and their beneficiaries, now:

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

Section 1. Increased Employee Contribution Rate.

(a) The rate of member contributions to be made by the City to the System shall be 7% of the compensation of City employees who are members of the System, in accordance with TMRS Act §855.401. ~~The City shall submit a monthly payroll report and deposit the amounts deducted from employees' compensation to the System in accordance with TMRS Act §855.402.~~

(b) The increased employee contribution rate under this Section shall be effective on the first day of the month of January, 2026.

Section 2. Authorization of Annually Accruing Updated Service Credits and Transfer Updated Service Credits.

(a) As authorized by TMRS Act §854.203(h) and §853.404, and on the terms and conditions set out in TMRS Act §§853.401 through 853.404, the City authorizes each member of the System who on the first day of January of the calendar year immediately preceding the January 1 on which the Updated Service Credits will take effect (i) has current service credit or prior service credit in the System by reason of service to the City, (ii) has at least 36 months of credited service with the System, and (iii) is a TMRS-contributing employee of the City, to receive "Updated Service Credit," as that term is defined and calculated in accordance with TMRS Act §853.402.

(b) The City authorizes and provides that each employee of the City who (i) is eligible for Updated Service Credits under Subsection (a) above, and (ii) who has unforfeited prior service credit and/or current service credit with another System-participating municipality or municipalities by reason of previous employment, shall be credited with Updated Service Credits pursuant to, calculated in

accordance with, and subject to adjustment as set forth in TMRS Act §853.601 (also known as "Transfer USC"), both as to the initial grant and all future grants under this Ordinance.

(c) The Updated Service Credit authorized and provided under this Ordinance shall be **100%** of the "base Updated Service Credit" of the TMRS member calculated as provided in TMRS Act §853.402.

(d) Each Updated Service Credit authorized and provided by this Ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(e) The initial Updated Service Credit authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the Board of Trustees ("Board") of the System. Pursuant to TMRS Act §853.404, the authorization and grant of Updated Service Credits in this Section shall be effective on January 1 of each subsequent year, using the same percentage of the "base Updated Service Credit" stated in Subsection (c) in computing Updated Service Credits for each future year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

Section 3. Authorization of Annual Increases in Retirement Annuities, or COLAs.

(a) On the terms and conditions set out in TMRS Act §854.203 and §853.404, the City authorizes and provides for payment of the increases described by this Section to the annuities paid to retired City employees and beneficiaries of deceased City retirees (such increases also called COLAs). An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of the annuity increase under this Section is computed as the sum of the prior service and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by **70%** of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of the increase under this Section.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation under this Section does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed under this Section.

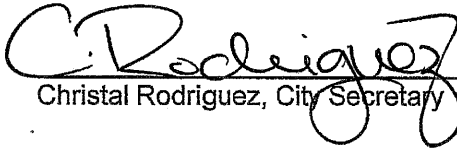
(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of the City and of its account in the benefit accumulation fund of the System (the "City's BAF").

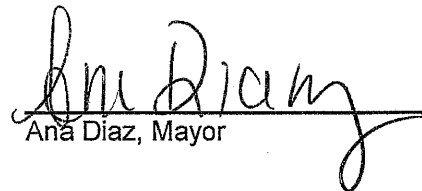
(f) The initial increase in annuities authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the System's Board. Pursuant to TMRS Act §853.404, an increase in retirement annuities shall be made on January 1 of each subsequent year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

PASSED AND APPROVED ON THE FIRST READING THIS 25th DAY OF SEPTEMBER 2025.

ATTEST:

APPROVED:


Christal Rodriguez, City Secretary


Ana Diaz, Mayor

PASSED AND APPROVED ON THE SECOND AND FINAL READING THIS 9TH DAY
OF OCTOBER 2025.

APPROVED:

Ana Diaz, Mayor

Jim Defoyd, City Attorney

Christal Rodriguez, City Secretary

