



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, June 25, 2026, 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 (6:02pm) and Gonzales;
City Manager Squyres, City Attorney Defoyd and City Secretary Rodriguez.

2. Mayor & Council Comments:

- Councilmembers all wished everyone a safe 4th of July.
- Councilmember Rivas spoke on keeping watch on elderly neighbors due to the warmer weather and the importance of upholding the zoning ordinance.
- Councilwoman Garcia spoke on the importance of completing "end of life" paperwork.

3. Public Comments:

- Edgar Vargas:
-Shared the upcoming events scheduled for the VFW POST 9296 and invited members of the council to attend.

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

A motion was made by Council Member Rivas & Seconded by Council Member Garcia to approve the June 11th Council Meeting Minutes as presented. Vote: For: 5, Against: 0

5. Reports/Announcements of City Departments:

City: City Manager Lon Squyres

- *Several meetings ago, concerns were expressed about a data center, and we pledge to the public that we'd be absolutely 100% transparent. Since that time, we have met with a company, not a data center. Today was the fourth meeting with their CEO and CFO, their finance person and the head of the company. They definitely want to be in Jacinto City. It's not a data center, I can't disclose who they are, what they do. We don't have any environmental concerns, no noise concerns. Fire chief has spoken with them, they believe it'd be a good fit for us. They encouraged the city to visit their existing location and we're considering going to look at it. We're going to travel to Louisiana in the near future and look at one similar to it. We're going to cover our bases to make sure that we get a good fit for the city in that glass factory. While that's going on, though, today they informed us that the owner of the property wants to pause their negotiations on the lease, because they have others interested, or at least they hope they have others interested and they mentioned potentially marketing it and opening it to a data center. It quickly caught our attention and we're going to make certain that we take some definitive measures to let them know that we're very cautious about that. We will not actively encourage data centers to come, we will establish safeguards, protections, and stricter requirements to ensure any possible data center development is carefully controlled rather than occurring without limits. It can't impact us in the area of water, noise, power is taken care of because of SB 6, but there's several things that we're going to jump in "quick mode" to address. In fact, there's going to be a Special Council Meeting with a potential Resolution next Thursday. That meeting will be called and the*

agenda will be posted tomorrow evening to consider a resolution addressing the council's concerns about data centers. Now, as we understand, we can't say we're going to have a resolution against data centers, and that's going to keep data centers from coming here. That's not the way it works; but it's a chance for council to express their concerns and show that we're going to monitor this closely. We're going to protect the city to every degree possible. So again, as of now, no data center has said, "Jacinto city, we want to come into your city" We haven't heard that, we haven't seen that. But we are getting a hint that the company that owns a property, as they have the right to, is marketing to data centers and possibly holding out for a better deal than their negotiations are at now with this other company. But I will say this much, the company we met today for the 4th time, very bright people. They did their homework coming here. The building is a perfect fit. They could not have ordered a better building for it. It suits their needs perfectly, and we all feel like they'd be an outstanding fit for the City of Jacinto City as well. They're still odds-on favorite to go in. We're rooting for them. It would be good for the city. The mayor joined us in that meeting today.

Mayor Diaz agreed with City Manager Squyres and expressed her hopes of the company's success in moving forward with moving into the building.

City Manager Squyres Reiterated that the city is committed to transparency and will not conceal any information. *Following today's news, we just want to put that out there in the public realm.*

Police: Chief Joe Ayala

- The department has been continually busy removing homeless people that are trying to make our parks and city their home, stating that some have warrants. He encouraged the public to call in any suspicious activity, reminding them that they may remain anonymous.
- Chief Ayala commended the officers present, for their good work on taking at least three robbery suspects into custody.
- Mayor Diaz mentioned that she recently called in suspicious persons at the park and Jacinto City Police Officers took care of the situation.

Jacinto City Branch Library: Nyla Vela

- Went over the Summer Reading Program and invited the public to visit the library noting that the public could come in and cool down in the AC.

Public Works: Thomas Rogers

- Provided an update on the Wastewater Treatment Plant Project noting that the majority of the parts they were waiting on have arrived, and they're almost 60% complete for one clarifier, and then they have just the other clarifier to wrap that project.
- Now that the ground is drying up, the department is catching up on grass maintenance.
- Mosquito spraying is done 2 to 3 times a week depending on the weather. We do alternate between the side-by-side and the pickup truck. The side-by-side covers, more ground, as far as getting into the easements and parks. It has been working well.
- The Storm Water Project is moving right along, they've been working on the major inlets, so that should help open up the flow. There's been a lot of construction debris in the area; the city has been working with them in order to get things cleaned up in preparation of the 4th of July celebration, which is primarily located on Lane Street.

Fire: Captain Mike Bodak

- No report at this time.

City Hall: Kathy Greiner

- No report at this time.

Heritage Hall: Elizabeth Flores

- Not in attendance.

Parks & Recreation: Ivan Rojas

- The department is busy catching up on cutting grass on all city properties.
- This Saturday, the pool will be open from 12 pm -5 pm for the 4th of July weekend.
- Mayor Diaz inquired about the Splash Pad. Mr. Rojas stated that the splash pad is under maintenance, the necessary parts have been ordered and are coming in from Canada. They are hoping to reopen for 4th of July.
- Mayor Diaz expressed appreciation for the Parks & Recreation personnel and their courtesy as they mow the grounds.

6. Unfinished Business:

- a. Mayor & Council to Consider Second & Final Reading of Ordinance 2026-3 Amending the Code of Ordinances of the Section 1C(2) Water Service Rates inside City Limits: Repealing all Ordinances in Conflict Herewith: Establishing Effective Date.
 - Resolution read by caption by City Attorney Defoyd.
 - * **Motion to approve Second & Final Reading of Ordinance 2026-3, Made by Council Member: Rivas**
 - ***Second was made by Council Member: Robinson**
 - ***Favor: 5/0**

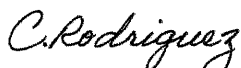
7. New Business:

- a. Mayor & Council to Consider, Discuss and take possible Action on Sealed Bids Received for the Jacinto City Wastewater Treatment Plant Digest Project Improvements GLO DRRP Project No. 25-109-001-F043 (Yellow).
 - City Manager Squyres Opened Sealed Bids in order of submittal and read the submitted bids to the Mayor & Council.
 - The low Bidder is Allco, this must be reviewed for the final approval from Engineering and Legal.
 - Glo's recommendation to Mayor and Council is to approve toward the low bid, pending confirmation with engineering.
 - Bid information attached.
 - ***Motion to Award to the Lowest Bidder Pending Engineering Confirmation, Made by Council Member: Lee**
 - ***Second was made by Council Member: Robinson**
 - ***Favor: 5/0**

- b. Mayor & Council to confirm Jimmy S. Avalos JR. as Full Time Jacinto City Police Officer.
 - Police Chief Ayala introduced Mr. Avalos, provided a brief biography and recommended him for Full Time Jacinto City Police Officer.
 - Mayor Diaz administered the Oath of Officer to Mr. Avalos.
 - ***Motion to confirm Jimmy S Avalos as Full Time Jacinto City Police Officer, Made by Council Member: Garcia**
 - ***Second was made by Council Member: Gonzales**
 - ***Favor: 5/0**

Mayor Diaz adjourned the meeting at 6:35 pm.

Respectfully submitted,



Christal Rodriguez
City Secretary

ORDINANCE NO. 2026-3

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF JACINTO CITY, TEXAS AT CHAPTER 10 ENTITLED UTILITIES, AT SECTION 1C(2) "WATER SERVICE RATES" INSIDE CITY LIMITS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Jacinto City, Texas, since the last adjustments of its Water Rates received notice of price increase for the purchase of surface water from the City of Houston resulting in charges which the City of Jacinto City is forced to pay to the City of Houston for such surface water; and

WHEREAS, the City Council has determined that to continue to make improvements to our water and to provide the citizens with water it is necessary to adjust the present Water Rates, NOW THEREFORE:

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

SECTION 1. That the Code of Ordinances of the City of Jacinto City, Texas, be and the same is hereby amended at Chapter 10; Sections 1C(2) as follows:

Section 1C Water Service Rates:

- (1) Minimum Monthly Rates. The minimum monthly service rates charged by the City shall be as follows:
 - (a) One (1) unit (whether house, business or trailer, on one (1) Meter:
 - (i) One (1) unit up to 2,000 gallons shall be charged Twenty-Five and 12/100 (\$25.12) Dollars per month; and
 - (ii) All additional gallons used above 2000 gallons, referred to as the "net" amount, shall be charged at the rate of Six and 76/100 (\$6.76) Dollars per 1,000 gallons.
 - (b) Second (2nd) or more units on the same meter under one (1) roof for a residence or a business:
 - (i) One (1) unit up to 2,000 gallons for each unit, the charge shall be Twenty-Five and 12/100 (\$25.12) Dollars minimum and each unit shall be charged as if each are single units under separate roofs on separate meters; and
 - (ii) All additional gallons used above 2,000 gallons, referred to as the "net" amount shall be charged at the rate of Six and 76/100 (\$6.76) Dollars per 1,000 gallons.

1C(2) Water Rate Charge Table

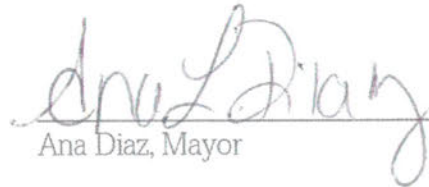
The minimum monthly water service rates charged by the City shall be as follows:

First 2,000 gallons..... \$25.12 (minimum)
All over 2,000 gallons..... \$ 6.76 per 1,000 gallons.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed and this ordinance shall become effective on the second and final reading of the same as provided by the City Charter of the City of Jacinto City, Texas.

SECTION 3. This ordinance shall take effect upon the final passage, and it is so ordained.

PASSED AND ADOPTED ON THE FIRST READING THIS THE 11th DAY OF JUNE, 2026.


Ana Diaz, Mayor

ATTEST:

Christal Rodriguez, City Secretary

APPROVED:

Jim Defoyd, City Attorney

PASSED AND ADOPTED ON THE SECOND AND FINAL READING
THIS 25th DAY OF JUNE 2026.




Ana Diaz, Mayor

ATTEST:

Christal Rodriguez, City Secretary

APPROVED:

Jim Defoyd, City Attorney



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ANA DIAZ

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Contractor Bid Opening

Bid Opening of Sealed Bids Received for
the Wastewater Treatment Plant Digest Project Improvements,
GLO-25-109-001-F043
Project E086-0720

Project:

Date:

Time:

6/25/2026

Due by 4:00pm at City Hall---Open at 6:00pm at City Council Meeting

Bidder:	Bid Security:		Amount:
1) ALLCO [REDACTED]	5% Bid Bond	YES	Base: \$ 1,573,500.00
	Check		
			Total: \$ 1,799,500.00
Date Submitted: 6/25/2026	Notes: Lowest Bidder		
Time Submitted: 3:45 pm			
2) WAMECO CONSTRUCTION	5% Bid Bond	YES	Base: \$ 1,950,000.00
	Check		
			Total: \$ 2,423,000.00
Date Submitted: 6/25/2026	Notes:		
Time Submitted: 3:57 pm			
3)	5% Bid Bond		Base: \$
	Check		
			Total: \$
Date Submitted:	Notes:		
Time Submitted:			
4)	5% Bid Bond		Base: \$
	Check		
			Total: \$
Date Submitted:	Notes:		
Time Submitted:			