MINUTES OF THE SPECIAL CALL MEETING OF THE CITY COUNCIL OF THE CITY OF JOURDANTON, TEXAS AT THE JOURDANTON MUNICIPAL COMPLEX CITY COUNCIL CHAMBERS AT 1604 HIGHWAY 97 E, JOURDANTON, TEXAS, 78026, ON TUESDAY, JANUARY 16, 2024, AT 6:00 P.M.

Present:
Councilmember Pamela Manning
Councilmember Karen Pesek
Councilmember Raul Morales
Councilmember Katrina Wiatrek

City Secretary Interim Samantha Nicholson
City Attorneys: Molly Soils

Absent: Mayor Robert Williams
Mayor Pro Tem Chester Gonzales
City Manager Interim Debbie G. Molina

CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE
Councilmember Raul Morales called the meeting to order at 6:04pm. Invocation was done by Councilmember Raul Morales.

Delay due to Attorney running a few minutes late.

1.1 HEARING OF RESIDENTS

Teresa Garvin - Spoke as a resident of Atascosa Estates on agenda item 4.3 to deny the motion.

Norma Ortiz - Requested drainage project updates. Wishes that Pleasanton Express would give more information in the newspaper.

CONSENT AGENDA

2.1 Action to approve the minutes for the Regular Meetings for November 6, 2023, and November 20, 2023. Including the minutes for the Special Called Meetings for November 1, 2023, and November 15, 2023.

Councilmember Manning made a motion to approve the minutes for the Regular Meetings for November 6, 2023, and November 20, 2023. Including the minutes for the Special Called Meetings for November 1, 2023, and November 15, 2023. Seconded by Councilmember Pesek. The motion passed with affirmative.

PRESENTATIONS/RECOGNITIONS

3.1 N/A

ITEMS CONSIDERATION/DISCUSSION

4.1 Public hearing, discussion, and possible action upon an Ordinance to approve or deny an application to rezone the property from SF1, Urban Single Family Residential to a Mobile Home District. This property is located at 804 Peach St., and legally described as BLK 176, LT W/45' OF 6 Jourdanton, Atascosa County, Texas. The property is currently zoned SF1, Urban Single Family Residential. The applicant, Samuel Torres, representative for Real Offer LLC, is seeking approval to allow a manufactured home on the property. (Code Compliance Specialist Jorge Zuniga)

Open hearing at 6:17pm
Samuel Torres, Real Property LLC spoke on this topic. The last mobile home was cleared due to safety hazard. He purchased it after it was cleared from the previous landlord. He has presented a front door mobile home if approved.

Closed Open Hearing at 6:22pm

The example is not exactly what he will be installing, he has not purchased anything at this time, waiting until a decision from council. Building right now is not financially feasible due to current camps in the area.

Attorney Molly Solis advised that the building ordinances and inspection company will be overseeing the building and will ensure the builder follows the site requirements.

Councilmember Wisniewski made a motion upon an Ordinance to approve the application to rezone the property from SF1, Urban Single Family Residential to a Mobile Home District. This property is located at 804 Peach St., and legally described as BLK 176, LT W45' OF 6 Jourdanton, Atascosa County, Texas.

Seconded by councilmember Pesek. Then withdrawn Pesek.

Molly Solis advised that manufactured home district ordinance 8.7.8. Multiple checks and balances on this project to keep the developer honest.


Closing Hearing at 6:45pm

4.2 Public hearing, discussion, and possible action upon an Ordinance to approve or deny an application to rezone the property from C, Commercial to SFH, Single Family Garden Home. This property is located at 606 Palm St., and legally described as BLK 116, LT 6, 8, 10 Jourdanton, Atascosa County, Texas. The property is currently zoned Commercial. The applicant, Javier Benavides, is seeking approval to allow the rezone of this property to Single Family Garden Home. (Code Compliance Specialist Jorge Zuniga)

Open Public Hearing at 6:45pm

Javier Benavides presented to the council the development of three homes on three separate lots if approved by the council for the rezoning of the property.

Norma Ortiz confirms that these homes will not be mobile homes.

Close Public Hearing 6:49pm

Council member Pesek made a motion upon an Ordinance to approve the application to rezone the property from C, Commercial to SFH, Single Family Garden Home. This property is located at 606 Palm St., and legally described as BLK 116, LT 6, 8, 10 Jourdanton, Atascosa County, Texas.

Council member Wisniewski seconded. Affirmative by Councilmembers Wisniewski, Pesek, Manning, & Morales.

Closed Hearing at 6:57pm

4.3 Public hearing, discussion, and possible action upon an Ordinance to approve or deny an application to rezone the property from SF-A, Suburban Single Family Residential to SF-1, Urban Single Family. The property is located at 614 Deer Trail Drive, and legally described as BLK 1, LT 6 in Atascosa Estates, Jourdanton, Atascosa County, Texas. The property is currently zoned Suburban Single Family Residential. The applicants, Simon & Rosita Rodriguez, are seeking approval to allow the rezone to Urban Single Family. (Code Compliance Specialist Jorge Zuniga)

Open Public Hearing at 6:57

Steve Talanantes, with Poetel Homes spoke on behalf of Mr. & Mrs. Simon Rodriguez. She advised if approved the new property would be divided and sold. The new owners would like to build a new stick build home.

Teresa Garvin, Atascosa Estates Resident advised that the property is rural and concerned about the splitting of the property is going to be a recurring issue if we let it happen. This is a negative vote for her.

Closed Public Hearing 7:05 pm
Molly Solis advised that this zoning is to consider the zoning nothing else at this time.

Motion made by Wiatrek to act upon an Ordinance to approve an application to rezone the property from SF-A, Suburban Single Family Residential, to SF-1, Urban Single Family. The property is located at 614 Dear Trail Drive, and legally described as BLK 1, LT 6 in Atascosa Estates, Jourdanton, Atascosa County, Texas.

Seconded by Councilmember Manning. Affirmative by Wiatrek, Pesek, Manning, & Morales.

Closed hearing at 7:15pm

4.4 Update: Main Street Drainage Project. (Jeff W. Swaim PE 6-S Engineering)

6-S Engineering, City Engineer, Jeff Swaim updated the council about the Drainage Project. Mr. Swaim advised that there is an opportunity to apply for the grant to help fund this project. The city is currently waiting for the outsourced Environmental report to be submitted to the city. A timeline was not presented.

4.5 Update: M & S Engineering Ongoing City Projects (M&S Engineer Brady Kosub)

M&S Engineer, City Engineer, Brady Kosub presented that 32 meters are remaining to be swapped out at this time. He is working with Accurate Meter, the city’s sub-contractor, to get the meter project finalized.

Mr. Kosub advised the second part of the Infrastructure Water Project is the well and water tower at the old baseball field; along with replacing the existing tank from 1000 gallons to 3000 gallons at Whitter well. The loan amount is not going to be sufficient that was approved for 6.8 million, we will need approximately 2.3 million to cover the difference.

Mr. Kosub continued to state the Sewer Infrastructure is a separate project, the original loan was submitted in 2021 and 1.4 million with some shortfall. This loan is to replace the sewers line at Olive Street and add two lift stations.

4.6 Discussion and possible action to authorize the Interim City Manager to transfer funds from the General Fund account to cover the debt service requirements for the Debt Service Fund and the Hotel Occupancy Tax Fund. (Interim City Manager Debbie Molina and Interim City Secretary Samantha Nicholson)

Councilmember Morales made a motion to authorize the Interim City Manager to transfer funds from the General Fund account to cover the debt service requirements for the Debt Service Fund and the Hotel Occupancy Tax Fund.

Seconded by Pesek. Affirmative by Wiatrek, Pesek, Manning, & Morales

4.7 Discussion and possible action on retiring Chief of Police weapon per Texas Government Code Section 614.051 Purchase of a Firearm by Honорably Retired Peace Officer.

(Jourdanton Police Officers)

Officer Kaufman is requesting on behalf of the Police officers to retire Chief Kaiser’s Police weapon.

Councilmember Pesek made a motion on retiring Chief of Police weapon per Texas Government Code Section 614.051 Purchase of a Firearm by Honorably Retired Peace Officer.

Councilmember Pesek made an amendment for sale of the weapon at $1.00.

Seconded by Councilmember Wiatrek. Affirmative by Wiatrek, Pesek, Manning, & Morales

4.8 Discussion and possible action on adding standing sections on regular City Council meeting agendas including but not limited to “old business items” and/or “on-going items” (Mayor Pro Tem Chester Gonzales)

Councilmember Morales requested to postpone to the next meeting.

4.9 Discussion and possible action on updating on the job posting, evaluating, and selecting and/or Hiring Process for the City Manager Position. (Interim City Manager Debbie Molina—standing item until position filled)

Councilmember Morales requested to postpone to the next meeting.
STAFF/BOARD REPORTS

5.1 Interim City Manager monthly report. (no action)

Councilmember Morales advised that the information is in the packet for the council’s review. Presentation to the city will be postponed until the next meeting.

5.2 MONTHLY REPORTS (information available in City Council Packets. No - Discussion or action to occur)

   a. Police Department
   b. Municipal Court
   c. Permits
   d. Utility Department
   e. December, 2023 Financial and Accounts Payable Report. (unaudited)

Councilmember Morales advised that the information is in the packet for the council’s review. Presentation to the city will be postponed until the next meeting.

EXECUTIVE SESSION

Opened Executive Session at 7:36pm

6.1 Pursuant to Texas Government Code Sections 551.074 Personnel Matters and 551.07 Consultation with Attorney, the city of Jourdanton City Council will convene in executive session on following items:

   1. Discuss and consider candidates and scheduling of interviews for the city manager position and process to be used to for evaluation of candidates.

Councilmember Morales reported No Action at this time.

   2. Discuss Debbie Molina, current interim city manager position, extension and/or options.

Councilmember Manning made a motion to extend Debbie Molina as the current Interim City Manager at her current terms until the position has been filled. Seconded by Councilmember Pesek. Affirmative by Wiatrek, Pesek, Manning, & Morales

   3. Discuss and consider legal options for the sale of a city owned fire truck as possible surplus property.

Councilmember Pesek made a motion to authorize the Interim City Manager & the Mayor to enter into discussion for a lease to purchase agreement for the 1993 engine truck last 4 vin number 7638 for sale by the City of Charlotte. Seconded by Councilmember Manning. Affirmative by Wiatrek, Pesek, Manning, & Morales

RECONVENE IN OPEN SESSION.

Open from Executive Session 8:36pm

7.1 Following the closed session, the City Council will convene into open session to act on items discussed in executive session.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS

8.1 Discussion and possible action of social calendar of events and council general announcements/Information (Mayor Robert A. Williams)

Councilmember Manning advised the workshop about animal control will take place on Jan 25th, 2024. Councilmember Pesek spoke about Chief Kaisers retirement & thanked him for his service.

ADJOURN

9.1 Adjourn.
A motion was made by Councilmember Manning and seconded by councilmember Wiatrek to adjourn the meeting. The motion passed unanimously.

Councilmember Morales adjourned the meeting at 8:41 pm

Samantha Nicholson, Interim City Secretary  Robert A. Williams, Mayor