MINUTES OF THE REGULAR CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF JOUARDANTON, TEXAS AT THE JOUARDANTON MUNICIPAL COMPLEX CITY COUNCIL CHAMBERS AT 1604 HIGHWAY 97 E, JOUARDANTON, TEXAS, 78026, ON MONDAY, MARCH 18, 2024, AT 6:00 P.M.

Present:
Mayor Robert A. Williams
Mayor Pro Tem Chester Gonzales
Councilmember Karen Pesek
Councilmember Pamela Manning
Councilmember Katrina Wiatrek
City Manager Debbie Molina
Interim City Secretary Samantha Nicholson
City Attorney Richard Lindner

Absent:
Councilmember Raul Morales

CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE
Mayor Robert A. Williams called the meeting to order at 6:02 p.m. Invocation & Pledges lead by Brad Trosen with Jourdanton First Baptist Church

HEARING OF RESIDENTS
John Schorsch requested the city fill the potholes from the pipes that were fixed off 605 Mulberry.

Tommy Tymrak, has been working on the ISO rating, gave an update on the requirements; advised that the point of contact out of Austin would come to do a hydrant flush test example Monday, March 25, 2024, at 8:30am. The location is to be determined. Mr. Tymrak advised that the equipment needed to do the test is minimal and any donations to the Jourdanton Fire Department would be helpful to the fire department to continue hydrant testing later.

Sherry Rankin advised Lemar subdivision dumpster is overfilled, she is requesting that we look into this issue as the trash is now all over the property. There are cars parked on the sidewalks, so she is requesting Code Compliance Specialist investigate this issue.

CONSENT AGENDA

2.1 Action to approve the minutes for the meetings for March 4, 2024. (Mayor Robert Williams and Samantha Nicholson, City Secretary)

A motion was made by Councilmember Pesek and seconded by Mayor Pro Tem Gonzales to approve the minutes for March 4, 2024. The motion passed unanimously.

PRESENTATIONS/RECOGNITIONS

3.1 N/A

ITEMS CONSIDERATION/DISCUSSION

Open public hearing 6:19pm

4.1 Public hearing, discussion, and possible action upon an Ordinance to recommend approval or denial to the City Council regarding an application for rezoning for property located at 507 Mulberry St., legally described as BLK 107 LTS 5,7 & 9 Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single-Family Residential Property. The applicants, Mark & Matilda Mireles, are seeking a rezone to allow a prebuilt home on the property. (City Manager Debbie Molina and Code Compliance Specialist Jorge Zuniga)

Pass over the agenda item at this time. Closed hearing at 6:23pm
4.2 Public hearing, discussion, and possible action upon an Ordinance to recommend approval or denial to the City Council regarding an application for the rezoning for property located at Main St. & Cantrell Ave., legally described as BLK portion of 248, 249-250, Jourdanton, Atascosa County, Texas. The property is currently zoned C, Commercial. The applicants, Simco Properties LLC & Rye Properties LLC, are seeking a rezone to Planned Development District to allow for a mixed-use development consisting of multifamily, single-family, and commercial on the property. (City Manager Debbie Molina and Code Compliance Specialist Jorge Zuniga)

Open public hearing 6:23pm

Code Compliance Specialist, Jorge Zuniga presented to the council and city that Mr. Baca, Baca Engineering, has applied to rezone from commercial to a planned development district. They will be developing roads and a drainage area with the development of the property. The concept plan has been submitted to the city; however, the fine details will be carved out when the detail plan is submitted. P&Z met on March 4, 2024, with unanimous approval to have the city council hearing the agenda item.

Mr. Roy Baca, of Baca Engineering, presented on behalf of Simco Properties LLC & Rye Properties LLC, he advised that the commercial would include office space and storage space. Plats and detailed plans will follow the concept plan if the rezone is approved. Fourteen (14) multifamily, two commercial, fourteen (14) single family properties in this concept plan initially.

Attorney Lindner advised that the ordinance would have to come back at the next meeting to be approved. Detail plan is good up to five (5) years after the plan is approved by council.

Closed public hearing 6:38pm

A motion was made by Councilmember Pesek and seconded by Mayor Pro Tem Gonzalez to table the agenda until the next meeting. Motion passed unanimously.

4.3 Update on city streetlights. (Mayor Robert Williams, City Manager Debbie Molina, and Jimmy Earnest, AEP External Affairs Manager)

Jimmy Earnest, AEP External Affairs Manager, presented to council that they would like to change 10 lights at a time, there is an existing contract that AEP would change out the old yellow light to LED when they go out. They do not have an existing quote that isn’t 50 days old. New technology allows AEP to know when a light goes out.

City Manager Molina would like to budget for this every year from this point forward to increase the lights. The next two years would be a focus to upgrade the lights on West highway 97, action to be taken will come back once we have an accurate quote.

4.4 Discussion and possible action to authorize the city manager to send a letter to AEP that would authorize AEP Texas to replace existing active Jourdanton City Park lights with the alternative AEP LED Street Lights. (City Manager Debbie Molina and Jimmy Earnest, External Affairs Manager, AEP)

Jimmy Earnest, AEP External Affairs Manager, presented to council that the park has twenty (20) light, primary four hundred (400) watts currently. This project has a fiscal impact of $2,757.20 to replace the park light, which is $137.86 per light.

A motion was made by councilmember Pesek and seconded by councilmember Manning to authorize the city manager Molina to send a letter to AEP that would authorize AEP Texas to replace existing active Jourdanton city park lights with the alternative AEP LED Street Lights at a cost of $137.86 per light. Motion passed unanimously.

4.5 Discussion and possible action regarding posting, advertising, and accepting applications for the position of City Secretary or create and post, advertise, accept applications for the position as a City Secretary/Assistant City Manager. (Councilmember Katrina Wiatrek)

Councilmember Wiatrek presented to council and the city that she would like to advertise for the city secretary/assistant city manager position on Indeed and multiple bigger platforms.
A motion was made by councilmember Wietrek to authorize the city manager Molina regarding posting, national advertising and accepting applications for the position of city secretary. Seconded by councilmember Pesek for discussion.

Mayor pro tem Gonzales would like to amend the motion to strike out the assistant city manager. Seconded by councilmember Manning. The amendment passed unanimously. Motion passed unanimously.

Councilmember Wietrek made a motion to advertise for the city secretary for one (1) month. Seconded by councilmember Manning. The amendment passed unanimously. Motion passed unanimously.

4.6 Discussion and update on the Chief of Police position, job posting, evaluation, and selection and/or hiring process and timeline for completion to fill the Chief of Police position (City Manager Debbie Molina standing item until position filled)

City manager Molina updated the council that there are twelve (12) applications for the Chief of Police position. The job posting closed on February 26, 2024. There will be a hiring committee of three (3) individuals to review and interview the applications.

STAFF/BOARD REPORTS

5.1 City Manager monthly report. (no action)

-Waste management has cleared the debris from old ball fields.
-The park will continue to be cleaned for upcoming events.
-Sport Complex Little League opening day on Saturday, March 23, 2024, final preparations are being completed.
-The Easter Egg hunt is ramping up; we are still looking for volunteers.
-Flush hydrant flushing schedule will be reported for April on the website.
-Two new hires in the Street Department
-Police department hired a new employee.
-Two new hires in Public Works Department
-Drainage project, land acquisition, has been contacted, no results at this time.

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. February 2024 Financial and Accounts Payable Report. (unaudited)

EXECUTIVE SESSION
Open executive session at 7:46 pm

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 goals, expectations, and evaluation criteria for the City Manager.
   (Council Member Pamela Manning)

RECONVENE IN OPEN SESSION.
Reconvene into open session at 8:14 pm

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

1. Set goals and adopt evaluation criteria for the City Manager.

Mayor Williams presented, "no action at this time."

MAYOR AND CITY COUNCIL MESSAGES
8.1 Discussion and possible action of social calendar of events and council general announcements/information (Mayor Robert A. Williams)

Councilmember Pesek would like to have a mic-company come out and fix the mics in the Council Chambers

Councilmember Wiatrek stated Little League Open Day starts Saturday March 30, 2024, hopes that the city will come out and support.

Mayor Williams announced school will let out for Easter Friday.

Interim Secretary Nicholson announced the 1st annual Easter Hunt Saturday March 30, 2024, at 10am.

ADJOURN

9.1 Adjourn.

A motion was made by councilmember Pesek and seconded by councilmember Wiatrek to adjourn the meeting.
The motion passed unanimously.

Mayor Williams adjourned the meeting at 8:17 pm

Samantha Nicholson, Interim City Secretary

Robert A. Williams, Mayor