

MINUTES OF THE REGULAR CALLED COUNCIL MEETING
OF THE CITY COUNCIL OF THE CITY OF JOURDANTON
AND JOINT MEETING OF THE CITY COUNCIL AND THE
PLANNING AND ZONING COMMISSION AT THE
JOURDANTON MUNICIPAL COMPLEX COUNCIL
CHAMBERS AT 1604 HIGHWAY 97 E, JOURDANTON, TEXAS,
78026, ON MAY 16, 2022 AT 6:00 P.M.

Present:

<i>Mayor Robert Williams</i>	<i>City Manager Lamar Schulz</i>
<i>Mayor Pro Tem Chester Gonzales</i>	<i>Secretary Debbie G. Molina</i>
<i>Councilmember Norma Q. Ortiz</i>	<i>Code Compliance Specialist Rachel Garza</i>
<i>Councilmember Raul Morales</i>	<i>Chief Eric Kaiser</i>
<i>Councilmember Karen Pesek</i>	<i>City Attorney Dan Santee</i>
<i>Councilmember Patricia J. Elizabeth</i>	
<i>Tymrak-Daughtrey</i>	

CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE

Mayor Williams called the meeting to order at 6:02 p.m. Williams gave the Invocation and Pledges of Allegiance.

HEARING OF RESIDENTS

Brandie Alaniz informed the Council that Rene Martinez has complied with the all the requirements to place a manufactured home at their property and asked for the Council's approval. Citizen Roger Robles said he was there to support the placement of the manufactured home for Rene Martinez. Rene Martinez told the Council that he was able to purchase another lot adjacent to his property to be able to place a septic tank as required to place his manufactured home at 2701 Campbell Street. Martinez said he had the contract of the purchase of the lot and a receipt from the Atascosa County Septic Inspector for the installation of the septic. He asked for an approval to place the home on his property.

JOINT MEETING

*Mayor Williams recessed the council meeting at 6:09 p.m.
President Donna Blue called the meeting to order at 6:09 p.m.*

Present:

*Chairman: Donna Blue
Vice-Chairman Margaret Steffek
Planning and Zoning
Commission:
Megan Cruz
Linda Casas*

Absent:

*Planning and Zoning Commission:
Jimmy Dornak*

1.1 Joint Meeting of Planning & Zoning Commission and City Council.

The City of Jourdanton, Texas:

a. Discussion and possible direction on Code Revisions for Manufactured Housing and SUP.

City Attorney Dan Santee discussed options that the Planning and Zoning Commission could recommend for the Council to consider. Santee explained four options that they could consider. The Planning and Zoning Commission and Council Members voiced their opinions regarding the code revisions for Manufactured Housing and SUP. Santee told the Commission and Council that no action was required. He informed everyone that he had sufficient information to draw a recommendation for their consideration.

b. Adjourn the Planning and Zoning Commission

Chairman Donna Pesek adjourned the meeting at 6:45 p.m.

CONSENT AGENDA ITEM

Mayor Williams reconvened the council meeting at 6:45 p.m.

- 2.1 Minutes – Approval of the minutes for the Regular Called Meeting April 4, 2022, April 18, 2022 and Special Called Meeting on April 25, 2022:**
A motion was made by Council Member Morales and duly seconded by Mayor Pro Tem Gonzales to approve the minutes for the Regular Called Meeting April 4, 2022, April 18, 2022 and Special Called Meeting of April 25, 2022. Council Members Morales, Pesek, Ortiz and Mayor Pro Tem Gonzales were in favor. Council Member Tymrak-Daughtrey was opposed. The motion passed.

ITEMS CONSIDERATION/DISCUSSION

- 3.1 Public hearing, discussion and possible action upon an Ordinance to approve or deny a for special use permit for property located at 2701 Campbell Ave., and legally described as BLK 199 LTS 1 & 3, Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single - Family Residential Property. The applicant, Rene Martinez Jr. is seeking a special use permit to allow a manufactured home on the property:**

Mayor Williams opened the public meeting at 7:50 p.m. Code Compliance Specialist Rachel Garza stated that Rene Martinez Jr. applied for a special use permit to place a 2022, 32 x 68 Cavco manufactured home at 2701 Campbell Street. The application meets the criteria for placing a manufactured home on the property. The Planning and Zoning Commission recommended to approve a special use permit. Garza informed the Council that the item agenda was postponed because there was no sewer service to the property. She stated that Mr. Martinez had purchased an additional lot to place a septic. Mayor Williams closed the public hearing at 7:52 p.m.

A motion was made by Council Member Tymrak-Daughtrey and duly seconded by Council Member Pesek to approve a special use permit to place a manufactured home at property located at 2701 Campbell Ave., and legally described as BLK 199 LTS 1 & 3, Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single - Family Residential Property and provide a sewer line to the property. Council Member Tymrak-Daughtrey was in favor. Council Members Pesek, Morales, Ortiz, and Mayor Pro Tem Gonzales were opposed. The motion failed.

A motion was made by Mayor Pro Tem Gonzales and duly seconded Council Member Pesek to approve a special use permit to place a manufactured home at 2701 Campbell with conditions by providing proof of permit of the septic and to add the additional lot that Martinez was purchasing. Mayor Pro Tem Gonzales, Council Members Pesek, Ortiz and Pesek were in favor. Council Member Tymrak-Daughtrey was opposed. The motion passed.

- 3.2 Proclamation recognizing National Police Week on May 15 through May 21, 2022:**
Mayor Williams read a Proclamation recognizing National Police Week on May 15 through May 21, 2022.
- 3.3 Discussion and possible action to accept the audit of fiscal year October 1, 2020 through September 30, 2021:**
City Auditor Debbie Frazer, Armstrong presented the City of Jourdanton's 2020-21 audit. Frazer explained the fund balances, revenue and expenditures for the General, Water and Sewer funds. She said that the City met all the requirements and had a satisfactory audit. Governance and material weaknesses internal

controls letters were presented and explain by Frazer.

A motion was made by Council Member Morales and duly seconded by Council Member Pesek to accept the audit for fiscal year October 1, 2020 through September 30, 2021. Council Members Morales, Pesek, Ortiz and Mayor Pro Tem Gonzales were in favor. Council Member Tymrak-Daughtrey was opposed. The motion passed.

3.4 Consideration, discussion and possible action to approve a Resolution of the City of Jourdanton Texas authorizing the execution of a contract between Accurate Utility Supply, LLC and the City of Jourdanton for System-Wide Advanced Metering Infrastructure (AMI) Meter Replacement Project in the amount of \$233,475.00, and authorizing the Mayor to sign said contract:

Carissa Parker from M&S Engineering spoke via conference call. She informed the Council that the City received three proposals. Proposals were submitted by Accurate Utility Supply LLC, M5 Utilities, and All Pro General Construction, LLC. The proposals were evaluated and scored based on the qualifications statement evaluation criteria. Parker made a recommendation to contract with Accurate Utility Supply, LLC with a total base price of \$233,475.00.

A motion was made by Council Member Pesek and duly seconded by Council Member Tymrak-Daughtrey to approve a Resolution of the City of Jourdanton Texas authorizing the execution of a contract between Accurate Utility Supply, LLC and the City of Jourdanton for System-Wide Advanced Metering Infrastructure (AMI) Meter Replacement Project in the amount of \$233,475.00, and authorizing the Mayor to sign said contract. The motion passed unanimously.

3.5 Discussion and possible action on Alsay Incorporated Change Order No. 2 submitted May 2, 2022 to replace one ten-foot Carbon Steel Line Shaft, 18 Thread Carbon Steel Line Shaft Couplings and three FloWay Oil Tubes at the Pecan Well No. 2 in the amount of \$1,720.00:

City Attorney Lamar Schulz informed the Council that Jeff Tschirhart from Alsay, Inc. submitted a Change Order No. 2, dated May 2, 2022, to replace one ten-foot Carbon Steel Line Shaft, 18 Thread Carbon Steel Line Shaft Couplings and three FloWay Oil Tubes at Pecan Well No. @ 2 in the amount of \$1,720.00.

A motion was made by Council Member Pesek and duly seconded by Mayor Pro Tem Gonzales to approve Alsay Incorporated Change Order No. 2 submitted May 2, 2022 to replace one ten-foot Carbon Steel Line Shaft, 18 Thread Carbon Steel Line Shaft Couplings and three FloWay Oil Tubes at the Pecan Well No. 2 in the amount of \$1,720.00. The motion passed unanimously.

3.6 Discussion and possible action to authorize the Police Chief to place an order for a new truck for the Jourdanton Police Department in May 2022, for an amount not to exceed \$40,000 and said vehicle to be delivered in FY 2022-2023 due to supply chain issues:

A motion was made by Mayor Pro Tem Gonzales and duly seconded by Council Member Morales to authorize the Police Chief to place an order for a new truck for the Jourdanton Police Department on May, 2022, for an amount not to exceed \$40,000 and said vehicle to be delivered in FY 2022-2023 due to supply chain issues. Mayor Pro Tem Gonzales, Council Members Morales, Pesek, Ortiz and were in favor. Council Member Tymrak-Daughtrey was opposed. The motion passed.

3.7 Discussion and possible action to appoint a committee member to the Planning and Zoning Commission to replace Jimmy Dornak:

A nomination was made by Council Member Pesek to appoint Jeff Chicoine as a committee member to the Planning and Zoning Commission to replace Jimmy Dornak. Mayor Williams read a letter from Dennis Dojahn who requested to be a committee member. A motion was made by Mayor Pro Tem Gonzales and duly seconded by Council Member Ortiz to seize the nominations. The motion passed unanimously. Jeff Chicoine and Dennis Dojahn were present. Each candidate stated why they had interest to become committee members.

Council Member Tymrak-Daugherty, Morales, and Ortiz voted for Dennis Dojahn. Council Member Pesek and Mayor Pro Tem Gonzales voted for Jeff Chicoine. Dennis Dojahn became the newly elected Planning and Zoning Commission Member.

3.8 Discussion and possible action to reappoint Margaret Steffek to the Planning and Zoning Commission:

A motion was made by Council Member Tymrak-Daughtrey and duly seconded by Council Member Ortiz to nominate Jeff Chicoine. Council Member Tymrak-Daughtrey asked to seize nominations. Mayor Williams seized the nominations and asked the Council for a vote for Jeff Chicoine or Margaret Steffek.

Council Members Tymrak-Daughtrey, Pesek, Morales, and Ortiz voted for Jeff Chicoine. Mayor Pro Tem Gonzales voted for Margaret Steffek. Jeff Chicoine become the newly elected Planning and Zoning Commission Member.

EXECUTIVE SESSION

4.1 The City Council will convene in closed session on the following items:

- a. Pursuant to Government code section 551.071 (pending litigation) on Cause No. 22-05-0254 CYA – Alamo Transport and Development, LLC vs. City of Jourdanton, Texas & Larry Coolidge, in this official capacity as City of Jourdanton Code Compliance.

4.2 After deliberation in closed session, the City Council will reconvene in open session to take any final action necessary regarding the matters discussed in closed session.

A closed session was not conducted.

City Attorney Santee presented a copy of a citation filed by Alamo Transport and Development, LLC vs. City of Jourdanton, Texas and city employee Larry Coolidge, in this official capacity as City of Jourdanton Code Compliance. Santee informed the Council that there was a claim submitted to Texas Municipal League Insurance Risk Pool (TMLIRP). Santee said TMLIRP had not replied with an answer whether insurance would cover. Once, that is determined, he would inform the Council what was required to do next.

STAFF/BOARD REPORTS

5.1 City Manager, Lamar Schulz will update the City Council on the following (no action)

- a. Aquatic Center
- b. Hog Wild 2022
- c. Public Works Department/Water Department

- d. Texas Department of Licensing and Registration
- e. New City Employees.

City Manager Lamar Schulz read the City Manager report.

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

- 6.1 Police, Utility Billing, Code Compliance, Permits, Fire Department, and Atascosa Animal Control
- 6.2 April 2022 Financial and Accounts Payable Report. (unaudited)

The department reports were presented.

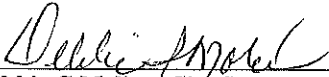
CITY COUNCIL REQUESTING AND ANNOUNCEMENTS

- 7.1 Discussion and possible action of social calendar of events:
Council Member Pesek and business owner Jeff Chicoine welcomed everyone to come to the 1909 Founder's Day on May 21, 2022. Mayor Williams announced on-going baseballs games.

ADJOURN

8.1 Adjourn:

A motion was made by Council Member Morales and duly seconded by Council Member Ortiz to adjourn the meeting. The motion passed unanimously. Mayor Williams adjourned the meeting at 8:42 p.m.



Debbie G Molina, City Secretary



Robert A. Williams, Mayor