



411 E San Patricio Ave. Mathis TX 78368
Tel 361-547-3343 Fax 361-547-3838

**The State of Texas
The County of San Patricio
The City of Mathis**

**Regular Meeting
January 11, 2021**

In accordance with the Texas Open Meetings Act, Chapter 551.041 of the Texas Government Code, the City Council of the City of Mathis held a **Regular Meeting at 7:00 P.M. on Monday, January 11, 2021**, at City Hall Annex, 401 E. San Patricio Avenue. **Public Notice** was hereby given that the City Council may elect to go into closed session at any time during the meeting in order to discuss matters listed on the agenda concerning personnel, consultation with the city attorney, real estate acquisition, or other purposes authorized under the "Open Meetings Act". In the event the City Council elects to go into closed session regarding an agenda item; the purpose of the closed session and the section of the Open Meetings Act authorizing the session will be publicly announced by the presiding officer.

Councilwoman Sandra Quinones led the invocation followed by the Pledge of Allegiance.

1. Roll call to determine presence of a quorum.

Mayor Ciri Villarreal, Councilwoman Sandra Quinones, Councilman Richard Salinas, Councilwoman Eufemia Nieto, and Councilwoman Mary Martinez Olivarez.

Via GoTo Meeting: Mayor Pro Tem David Garcia

City Staff Present: City Manager Michael Barrera, City Secretary Mary A. Gonzales, Admin. Asst. Monique Alvarado, Finance Director Caron Vela, Public Works Director Gary Paredez, Fire Chief Adrian Ramirez and EMS Director Paul Pulley. Other City Staff were not required to attend.

Guests: Pedro Hinojosa, Robert Cuevas, JoAnn Perez, Isabel Rivera, Israel Gonzales, Randall Moore, Lupe Gonzales, Irene Medina, Janie Zamora, Darryl Haas, Brent Grundstrom

2. Call to order.

With a quorum of the Council Members present, the Regular Meeting was called to order by Mayor Villarreal at 7:01 p.m.

The City Council of the City of Mathis will discuss and act on the following:

3. Administer Statement of Appointment and Oaths of Office to Councilmember Place 1, Sandra Daniel Quinones; Councilmember Place 2, Richard Salinas and Councilmember Place 4, Mary Martinez Olivarez. Councilmembers Place 1 and Place 2 were declared elected for the November 3, 2020, City Election and Councilmember Place 4 was declared elected for the December 15, 2020 City Runoff Election.

City Secretary Gonzales administered the statement of appointment and Oaths of Office for the newly elected candidates Sandra Daniel Quinones, Richard Salinas and Mary Martinez Olivarez.

4. Consider approval of minutes for December 14, 2020, Regular Meeting and December 21, 2020, Special Meeting.

MOTION: Councilman Richard Salinas motioned to approve the minutes for December 14, 2020, Regular Meeting and December 21, 2020, Special Meeting. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

5. Citizens to be heard.

There were no comments or presentations.

6. Open Public Hearing.

The Public Hearing opened at 7:11 p.m.

7. Public Hearing to consider the proposed Re-Zoning of the property more fully described as Business Park Lot 3D currently zoned as B-1 Business District to Industrial District

Mr. Barrera shared that the Peter Hinojosa is the owner of the property and runs a highway sealant service company on the property and is requesting to be allowed to manufacture the material he used for his company. Mr. Hinojosa explained that he will be mixing three materials to create the product he needs for his company. He shared that he has designed this plant to minimize environmental impact and added that he has no intention for mass producing the product. Mr. Hinojosa shared that CrackSeal is willing to put \$1,000,000 towards the project and added that he has already invested approximately \$1,000,000. Mayor Villarreal explained that the council's main concerns are the environmental impact and the impact to the surrounding residents. Mayor Villarreal asked if TCEQ had any involvement in the regulation of the business. Mr. Hinojosa shared that TCEQ is involved with regulation and that he and his chemist need to start producing the product to get the information necessary for TCEQ and then TCEQ will decide if the production of the product is allowed. Mr. Hinojosa shared that typically a plant will start small and then expand on the same property but his plan for expansion is to have several small facilities around Texas. Mr. Hinojosa then shared that the product they are wanting to manufacture is the material that has been at the location for 20 years and that the only difference is they will now be making it themselves instead of having it delivered. Mayor Villarreal shared that he was concerned with the fumes and exhaust that the facility would produce. Mr. Hinojosa explained that the only time there will be a possibility of fumes is when the material is being transported from the vehicle to the tank but since the tank is located in a contained area that is 18 feet higher than the tank, the fumes will be extremely minimal. Mr. Hinojosa shared that the reason he has an exhaust is because it is required if there is any heating occurring. He also explained that they will never be heating up the product hot enough to produce fumes. Councilman Salinas asked if the heat source was natural gas or electrical. Mr. Hinojosa shared that the heat source was electrical. Mr. Hinojosa added that he was still going to need to get approval from TCEQ and that would include testing and experimenting. Councilwoman Quinones asked if there was an existing facility similar to what Mr. Hinojosa was trying to accomplish. Mr. Hinojosa shared that there is a facility in Naples, Texas and a facility in Corpus Christi, Texas. He added that both these facilities are bigger plants than what he is trying to do and that they are producing different products than he is. Mayor Pro Tem Garcia asked if permits were required for the facility from TCEQ. Mr. Hinojosa shared that he does not need any special permit for the facility that he is aware of. Councilman Salinas asked what temperature they would be using to mix the material together, Mr. Hinojosa shared that the temperature would be between 170 degrees and 280 degrees and explained that they want to keep the temperature relatively low in order to shorten the cooling time and because they aren't mass producing they will not have to increase the temperature. Mayor Villarreal shared that he is in support of the business plan but would like to be assured that the business will take the necessary steps in making sure the emissions are at a minimum. Mr. Hinojosa assured that he is willing to make any adjustments necessary to ensure safety and satisfaction of the neighbors. Councilman Salinas asked if there can be a stipulation that requires Mr. Hinojosa to return to the council to inform them on what was discussed with TCEQ.

Mayor Pro Tem Garcia asked staff if any residents in the area have come forth asking questions regarding the project. Mr. Barrera informed that letters were sent to the surrounding neighbors and a notice was placed in the local newspaper and to his knowledge there have been no residents who have asked questions regarding the business plan. Councilman Salinas asked how many jobs this will open up to the community. Mr. Hinojosa stated that he believes he will be able to add 20 additional positions to his payroll. Councilman Salinas asked how big the tank would be. Mr. Hinojosa shared that there will be two tanks, the tank for heating the material is a 10,000 gallon tank and the agitator tank is a smaller tank around 2,000 gallons. Councilman Salinas asked if there will be a chemical reaction if the tank reaches 300 degrees. Mr. Hinojosa shared that the tank will never exceed 280 degrees and that the temperature as well as other aspects will be monitored electronically to ensure accuracy. Mayor Villarreal shared that he is in support of the project and asked the council on their opinions on the business plan. Councilwoman Quinones shared that her main concern was the smell but that if the product has already been there for 20 years with no complaints then the facility should be fine. Mr. Hinojosa shared that he is adding an additional wall between the facility and the back fence to ensure satisfaction for the neighbors. Councilman Salinas shared his support for the project as long as there is a stipulation stating that Mr. Hinojosa will come back to council with more information after meeting with TCEQ. Councilwoman Olivarez shared that she also supports the business plan.

8. Public Hearing to consider the proposed Re-Zoning of the property more fully described as Mathis Railroad Blk 2 Lot 2 and Lt 1 Blk II Mathis Railroad s/d currently zoned as Industrial District to B-1 Business District with a temporary variance of R-1 First Residence District.

Mr. Barrera shared that after discussion with the council in December on rezoning some properties on Front Street from industrial to B-1 Business, council asked for two properties to be brought back. One of the properties will be zoned as a B-1 Business district and given a variance for R-1 residence since the property has recently been used as a residential property. Mr. Barrera informed that when this item was first discussed, the property was being rented for residential use so council suggested allowing a variance but since then they have not confirmed if it is still being used as a residential property. Mr. Barrera shared that if the property is being occupied as a residence then they will receive the variance and if it is not being used as a residence then the property will not receive a variance. Mayor Villarreal asked if the people who are currently renting the property move out would the variance still be in effect. Mr. Barrera shared that once the residents move out the variance will be void and the property will be classified as B-1 Business. Mayor Villarreal asked what would happen if the owner of the property would like to rent out the home again for residential use. Mr. Barrera shared that since the property would be B-1 business then the property owner would have to come before council to request another variance to use the property for R-1 residence.

9. Public Hearing to consider the proposed Re-Zoning of the property more fully described as Mathis Blk 86 Lt 3 Currently zoned as Industrial District to R-1 First Residence District.

Mayor Villarreal shared that although the property was zoned as Industrial it has been used as a residential property for many years. Mrs. Gonzales shared that the owner of the property did reach out to ask questions and thanked the council for accepting the fact that the property has been used as a residence for many years into consideration. There was a consensus among the Council accepting the proposed re-zoning of the property.

10. Close public hearing.

The public hearing closed at 7:49 p.m.

11. Motion approving the Second Reading of Ordinance No. O-21-12-03, Amending the comprehensive zoning ordinance and the Zoning Map so as to give the following described property on Exhibit A; A Zoning Classification of B-1 Business District Use, being primarily in the Mathis Railroad Subdivision, in San Patricio County, Texas. Amending the official Zoning Map of the City, providing for a savings clause; providing for a severability clause; and providing for an effective date.

Mr. Barrera shared that this ordinance is to rezone the 27 properties on Front Street from Industrial to B-1 Business District. Mr. Barrera informed that all of the owners of the properties have been notified and staff have not received any objection. Councilwoman Quinones asked what the difference was between Industrial and B-1 Business. Mr. Barrera explained that an industrial property allows to do manufacturing, stockpiling, warehousing, etc. and B-1 Business properties are used for more commercial businesses. Mr. Barrera explained that a reason for this zoning change is because individuals have come in to acquire about the vacant properties and are worried about the zoning getting in the way of starting a business. Mr. Barrera explained that currently if someone wanted to open a business on one of the vacant properties then the owner would have to come before council to ask for a variance to use the property as B-1 Business. Mr. Barrera shared that this zoning change will put all of the businesses in compliance and will make it easier for businesses to open in the future.

MOTION: Councilwoman Sandra Quinones motioned to approve the Second Reading of Ordinance No. O-21-12-03, Amending the comprehensive zoning ordinance and the Zoning Map so as to give the following described property on Exhibit A; A Zoning Classification of B-1 Business District Use, being primarily in the Mathis Railroad Subdivision, in San Patricio County, Texas. Amending the official Zoning Map of the City, providing for a savings clause; providing for a severability clause; and providing for an effective date. The motion was seconded by Councilwoman Eufemia Nieto and the motion carried 5-0.

12. Discussion and presentation by Linebarger Goggan Blair & Sampson, LLP regarding the Tax sale and Resale Property Procedures.

Robert Cuevas explained that when a resident hasn't paid taxes by a considerable amount Linebarger sends letters to the resident and if there is no response they file a lawsuit. Mr. Cuevas shared that once all of the services are complete on the lawsuit they will send a foreclosure letter informing the resident that they have one month to pay and if they fail to do so Linebarger conducts a visit of the property and takes it to sale. Mr. Cuevas explained that they post the property on the local paper and on the first Tuesday of every month the properties are open for sale and sold at the courthouse in Sinton. Mr. Cuevas shares that the bids start with a minimum amount that is calculated by taxes, court cost, abstract fees, publication fees, and sheriff fees. He shared that if there is only one bidder, then that property goes for that particular amount. If there are more bidders, then the sheriff will sell to the highest bidder. If the property value at the time of the judgment is less than the calculated opening bid then the opening bid becomes the amount that is the lesser of the two. Mr. Cuevas shared that if there are no bidders for locations then the list of those properties are sent to the school for individuals to go and see if there is a property they are interested on bidding. On these properties the bidder does not have to bid at the opening bid amount. The bidder can bid whatever they think the property is worth. Mr. Cuevas shared that once an offer is made the offer is sent to council for consideration, this will include the offer, cover letter, analysis, picture of the property, and resolution. If there is a higher competing bid during the process of the council, the school, or the county approving the original bid then the bidders are brought together to have a bid off. Mr. Cuevas stated that the bid off ensures that they are getting the maximum amount of bid for that property. He informed that majority of the time the bidder is asking to forgive a large amount of the taxes so that they can get the property. Mr. Cuevas shared that accepting a bid allows for the property to get back on the tax roll and allows for the bidder to clean it, build on it, and add value to the property. He explained that the starting bid of the bid off is the highest amount that was bid to maximize the amount that the city gets from the sale. Mr. Cuevas shared that on some occasions a bid will reach all the way to the county and then be pulled because another bid came in, typically this gets the bidder mad but Mr. Cuevas stated that their job is not to give the bidder a deal, their job is to give the city the most money they can. Mr. Cuevas shared that once bidders go to a bid off and one loses or drops out, that bidder can no longer make an offer on that property. He shared that in an extreme case a property was being sold for over a year because there were multiple bids coming in before the finalization of the previous bid. Mr. Cuevas explained that any entity can deny an offer if they think the bid is too low or any other reason, but once the bid is approved by city, school, and county a letter is sent to the bidder asking for the money. Once the money comes in, Linebarger submits the paper

work, files the deed and the sale is officially finalized. Mayor Villarreal asked if Linebarger gets any money out of the bids on approved properties. Mr. Cuevas explained that the money goes to the fees associated with selling the property and that on several occasions if the bid is below the opening bid then Linebarger has to front the cost. Mayor Pro Tem Garcia asked if there is a limit to how many bid offs there can be for one property. Mr. Cuevas explained that properties typically have at most 2 to 3 bid offs and the year long example was an extreme case but that the sale of a property can go on indefinitely as long as there are higher competing bids being made. Mayor Pro Tem Garcia then asked if a bid was approved by 2 taxing entities and then a higher bid comes in, does that mean the process starts all over again. Mr. Cuevas shared that the two bidders will go into a bid off and if the new bidder wins then the paperwork will be sent to all council to start the approval process over again but if the original bidder wins then it doesn't have to be reapproved by the council. Mayor Pro Tem Garcia asked if Linebarger had any data that shows how many properties the taxing entities have had multiple bid offs then been approved and was sold but then ended up back on the tax sale list because it didn't go through. Mr. Cuevas stated that they do not track that specifically but that it has happen on a few occasions. He shared that when that has happened they will send a letter to the bidder stating that they may not be able to bid on a property in the future. Mayor Villarreal asked for Mr. Cuevas to explain how the original property owner has a period of time to pay off their taxes and get the property back. Mr. Cuevas explained that there is a redemption period and that depending on the property impacts how long that redemption period will be. He shared that if the property is a homestead, property for growing crops, property for cattle, etc. then the owner has 2 years to get the property back. However, if the property is used more as rental property; then the right to redemption is only for 6 months. If the owner wants to get their property back in the first year they have to pay the bidder what they paid for the property plus 25%, if the property owner wants their property back in the second year they would have to pay the bidder what they paid for the property plus 50%. Mayor Villarreal asked why the original property owner doesn't have to pay the taxes that they owed on the property. Mr. Cuevas explained that the original bid for the property includes the taxes that were owed to the property. Mayor Villarreal asked about if the bid was below the opening bid amount would the original property owner just have to pay that amount and not the total cost of the taxes owed. Mr. Cuevas stated that approximately 95% of properties get sold for an amount that would cover the taxes owed and the fees. Mr. Cuevas also shared that if a property is sold for resale during the redemption period, he warns the bidder not to make any improvements on the property until the redemption period is over because they will have lost money if the original owner decides to buy back the property. He added that the redemption period starts when the deed is filled by the sheriff with the county clerk.

13. Consider Resolution No. R-21-01-08 accepting an offer in the amount of \$4,500.00 by Christina Dominguez for the purchase of a tax sale property legally described as .16 Acres, more or less, Lot 6, Block 1, F.H.A. (Flores) Addition, an addition to the City of Mathis, San Patricio County, Texas. (located at 628 Flores St.)

Mrs. Gonzales shared that the property is currently values at \$5,185 and failed to sell at tax sale on the courthouse steps on November 6, 2018. The total taxes due to all entities is \$26,533.48 of which \$9,113.46 is delinquent tax portion due to the City. If this sale is approved; the City will receive \$1,454.60.

MOTION: Councilman Richard Salinas motioned to approve. Resolution No. R-21-01-08 accepting an offer in the amount of \$4,500.00 by Christina Dominguez for the purchase of a tax sale property legally described as .16 Acres, more or less, Lot 6, Block 1, F.H.A. (Flores) Addition, an addition to the City of Mathis, San Patricio County, Texas. (located at 628 Flores St.). The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

14. Consider Resolution No. R-21-01-09 accepting an offer in the amount of \$100.00 by Michael Moreno for the purchase of a tax sale property legally described as .152 Acres more or less, Lot 14, Block 3, Flores Addition, an addition to the City of Mathis, San Patricio County, Texas. (located at Huerta St.)

Mrs. Gonzales shared that the property is currently valued at \$2,842 and failed to sale at tax sale at the court house steps on November 6, 2018. the total taxes due to all entities is \$1,372 of which

\$540 is the delinquent tax portion due to the city. If this offer is approved, the city will receive no funds. The staff recommends rejecting the offer due to it being less than the minimum 10% of the property value. Mr. Barrera explained that council had directed him to look into some parameters for accepting tax sale bids and him and the City Secretary decided that the council should not accept anything less than 10% of the property value. Councilman Salinas shared that he does not see anyone else looking to purchase this property in the future since this has been the only bid on the property for 2 years. Mayor Villarreal shared that he is on board with setting the 10% minimum bid on properties with structures or improvements but not empty lots so that the properties can get on the tax roll sooner. Mayor Pro Tem Garcia agrees that the offer of this property should be approved to get it back on the tax roll.

MOTION: Councilman Richard Salinas motioned to approve Resolution No. R-21-01-09 accepting an offer in the amount of \$100.00 by Michael Moreno for the purchase of a tax sale property legally described as .152 Acres more or less, Lot 14, Block 3, Flores Addition, an addition to the City of Mathis, San Patricio County, Texas. (located at Huerta St.). The motion was seconded by Councilwoman Mary Martine Olivarez and the motion carried 5-0.

15. Discussion and motion approving the Business Development Plan for Peter Hinojosa.

Mr. Barrera explained that if the business plan is approved that the staff will prepare an ordinance for rezoning.

MOTION: Councilman Richard Salinas motioned to approve the Business Development Plan for Peter Hinojosa. The motion was seconded by Councilwoman Eufemia Nieto and the motion carried 5-0.

16. Motion approving the First reading of Ordinance No. O-21-01-04 Amending the comprehensive zoning ordinance and the zoning map so as to give the following described property more fully described as Mathis Railroad BLK 2 Lot 2 and LT 1 BLK II Mathis Railroad S/D; a zoning classification of B-1 Business District Use, and Granting a Temporary Variance for R-1 First Residence District, being in San Patricio County, Texas. Amending the official zoning map of the City, providing for a savings clause; providing for a severability clause; and providing for an effective date.

Mr. Barrera shared that this ordinance would be to rezone the property on 500 N. Front Street to B-1 Business District and allows for a variance for R-1 Residence only if occupied as a residence currently. Mr. Barrera stated that based on information received tonight it is clear the the building is not occupied as a residence so the variance will not be applied.

MOTION: Councilwoman Sandra Quinones motioned to approve the First reading of Ordinance No. O-21-01-04 Amending the comprehensive zoning ordinance and the zoning map so as to give the following described property more fully de-scribed as Mathis Railroad BLK 2 Lot 2 and LT 1 BLK II Mathis Railroad S/D; a zoning classification of B-1 Business District Use, and Granting a Temporary Variance for R-1 First Residence District, being in San Patricio County, Texas. Amending the official zoning map of the City, providing for a savings clause; providing for a severability clause; and providing for an effective date. The motion was seconded by Councilwoman Mary Martinez Olivarez and the motion carried 5-0.

17. Motion approving the First reading of Ordinance No. O-21-01-05 Amending the comprehensive zoning ordinance and the zoning map so as to give the following described property more fully described as Mathis BLK 86 LT 3, being in San Patricio County, Texas. Amending the official zoning map of the City, providing for a saving clause; providing for a severability clause; and providing for an effective date.

Mr. Barrera shared that this Ordinance will Re Zone the property 609 North Front Street from Industrial to R-1 Residence, Mr. Barrera indicated that language on the agenda item needs to be added to state "as R-1 Residence District" after the legal description, this language is included in the Ordinance.

MOTION: Councilwoman Sandra Quinones motioned to approve the First reading of Ordinance No. O-21-01-05 Amending the comprehensive zoning ordinance and the zoning map so as to give the following described property more fully de-scribed as Mathis BLK 86 LT 3, being in San Patricio County, Texas. Amending the official zoning map of the City, providing for a saving clause; providing for a severability clause; and providing for an effective date. The motion was seconded by Councilwoman Mary Martinez Olivarez and the motion carried 5-0.

18. Consider motion appointing three (3) members to serve a two-year term on the Mathis Economic Development Corporation Board.

Mrs. Gonzales shared that there are three members currently up for reappointment and those members are Elvira Chavez, Michelle Herrera, and Frank Galvan. An ad was placed in the local newspaper and a post was uploaded to the city's Facebook page informing the public of the opportunity to submit an application. Mrs. Gonzales shared that four applications were received which were from Elvira Chavez, Michelle Herrera, Frank Galvan, and Israel Gonzales. Councilwoman Quinones, Councilman Salinas, and Mayor Pro Tem Garcia casted their vote for Elvira Chavez, Michelle Herrera, and Israel Gonzales. Councilwoman Nieto and Councilwoman Olivarez casted their vote for Elvira Chavez, Michelle Herrera, and Frank Galvan. Mayor Villarreal stated that the three with the highest vote were Elvira Chavez, Michelle Herrera, and Israel Gonzales.

MOTION: Councilwoman Sandra Quinones motioned to approve the appointment of Elvira Chavez, Michelle Herrera, and Israel Gonzales to serve a two-year term on the Mathis Economic Development Corporation Board. The motion was seconded by Councilman Richard Salinas and the motion carried 5-0.

19. Motion approving the award to purchase radios and equipment from Daily-Wells Communications in the amount of \$51,503.93 based on sole source provider.

Mr. Barrera explained that this award was from Daily Wells communication, he shared that the discussion on upgrading the radio occurred at the time of the budget discussion. Mr. Barrera added that the upgrade will provide inner operability among the various users of the system across agencies. Daily Wells is the sole source provider of radios for the Coastal Bend due to proprietary codes associated with the system. Mr. Barrera shared that these radios will go to the Fire Department, EMS Department, and Police Department. Mayor Villarreal asked if these radios will allow the city's first responders to be in communication with the county. Mr. Barrera shared that they will be able to be in communication with any other agency that uses the radio system. Fire Chief Ramirez shared that these radios frequency are being used by San Patricio County and Nueces County, he added that hospitals and halo flight also operate on this system so it will be beneficial for the EMS Department. Councilman Salinas asked if the old radios will still be in use to which Chief Ramirez shared that the old radios will be obsolete so if they needed assistance from someone not on the new frequency they would have to be called. Chief Ramirez shared that he is in the process of receiving a grant to get a different frequency radio and is currently working on reprogramming old radios to see if they can work.

MOTION: Councilman Richard Salinas motioned to approve the award to purchase radios and equipment from Daily-Wells Communications in the amount of \$51,503.93 based on sole source provider. The motion was seconded by Councilwoman Mary Martinez Olivarez and the motion carried 5-0.

20. City Manager's Report and all matters pertaining thereto:

Marshal Roush, Police Chief

- *Police Department performance report*

Lieutenant Grundstrom reported that only one staff member had contracted COVID in 2020 and no other staff has contracted COVID. He shared that the Police department has taken many precautions when having to interact with members of the community such as using masks, gloves,

and sanitizer. Lieutenant Grundstrom shared that they are working on setting up a non emergent, non crime in progress preliminary report that can be filled through the City of Mathis website. He added that they have been fortunate to receive a few grants to receive items such as a vest management system and equipment for two patrol units. Lieutenant Grundstrom stated that they recently secured a commitment to have a working relationship with the Houston High Intensity Drug Trafficking Areas (HIDTA) Center. He reminded council that this past year there was a murder and with the assistance of the Texas Rangers they had 4 people in custody within a few days. Lieutenant Grundstrom shared that they have been working on improving their relationship with the community and have seen more cooperation from the residents and more tips coming into the station. Councilman Salinas asked if the Police Department is fully staffed, to which Lieutenant Grundstrom replied that they are down one officer but they are interviewing someone tomorrow for the vacant position. Councilman Salinas shared that he hasn't seen many police vehicles patrolling downtown and would like to see more of a presence from them in that area. Lieutenant Grundstrom explained that they typically patrol more in neighborhoods because crimes are more likely to be committed there instead of in the main area of town but that they will try to work on it. Councilwoman Olivarez shared that she believes there needs to be more officers because 5 is not enough for the city. Lieutenant Grundstrom explained that the Police Department is only budgeted to have 6 patrol officers so they can't hire more at this time.

Caron S. Vela, Finance Director

• *Special Revenue Funds Variance Report*

Mrs. Vela reported on Revenues for the three month report as of December 31, 2020. The Debt Service fund had a total revenue of \$89,428 with total expenses of \$0; leaving the revenues over expenses at \$89,428. The Street improvement fund had a total revenue of \$10,319 with total expenses of \$0; leaving the revenues over expenses at \$10,319. The Hotel/Motel fund had a total revenue of \$8,531 with total expenses of \$18,183; leaving the revenues under expenses at \$9,652. The Festivals and Events fund had a total revenue of \$18,183 with total expenses of \$21,075; leaving the revenues under expenses at \$2,892.

Mary A. Gonzales, City Secretary

• *Festivals and Events-Freedom Fest*

Mrs. Gonzales shared that they have met with the promoters for Freedom Fest that is set to take place on Friday, July 2nd and Saturday, July 3rd. Mrs. Gonzales shared that the promoters asked if the event would still be at the same location on San Patricio Ave. but by then there should be breaking ground on the sidewalk improvement at the 100 block so they will not be able to set up the stage where it typically is. Mrs. Gonzales shared that two of the tree bands that were scheduled to perform at last year's Freedom Fest that had to be cancelled due to COVID, have chosen to honor the deposits that were made last year. She shared that another location option for the event could be Gonzalo Paiz Park but the promoters believe there will not be enough room for parking. The next option would be at the 100 Acre Park which would allow the city to charge an entry fee because it is a gated area, Councilwoman Quinones shared that it would be a lot of work to clean it up since it has not been maintained. Mrs. Gonzales shared that the only other option would be at the 8 Acre Park but the only issue with that location is that if there is rain it becomes a swamp. Councilman Salinas asked if the stage can be placed at Bee Street instead to keep the event on San Patricio Ave. Mrs. Gonzales shared that the issue would be that there has to be a certain amount of room behind the stage for equipment and it wouldn't provide enough room and also the city would have to find a room for the performers to be between sets since they will not be able to access the MEDC Building. Councilwoman Olivarez shared that July is in 6 months and it looks like COVID will still be around by that time, so she asked if it would be possible for the event to be cancelled and if they will lose money that is given to the contractor. Mrs. Gonzales shared that there is a deposit given to the promoters so that will be lost if the event is cancelled. She added that last year they cancelled the event early enough to where they didn't lose too much money. Mrs. Gonzales shared that this year there will not be a cook off event due to the COVID concern and because the city ends up losing more money than it makes with that event. Mayor Villarreal asked if the promoter can look into getting more local bands to perform at Freedom Fest, Mrs.

Gonzales shared that she had mentioned that to the promoter during their last discussion. Councilwoman Quinones asked if they can also look into getting some sun protection for the band and the citizens. Mrs. Gonzales shared that she also mentioned that to the promoter to look into.

- *City Council Quarterly Calendar*
Projected agenda items for the upcoming meetings were reported.

21. Close public meeting.

The meeting was closed at 9:05 p.m.

22. Discussion and deliberation regarding commercial or financial information from a business prospect for possible development within and near the City limits and with which the City is conducting economic development negotiations and all matters related thereto.

23. Reconvene public meeting.

The meeting reconvened at 9:47 p.m.

24. Consider possible action from the foregoing economic development executive session.

The meeting was closed at 9:20 p.m.

MOTION: Councilwoman Sandra Quinones motioned to approve the Business Plan for Darryl Haas and Randall Moore. The motion was seconded by Councilwoman Mary Martinez Olivarez and the motion carried 5-0.

25. City Council requests for future Agenda Items.

Mayor Pro Tem David Garcia- congratulated the elected members of the council and the newly elected member Councilwoman Olivarez
Councilwoman Mary Martinez Olivarez- requested a tour of the city departments to get an understanding on the processes for the departments
Councilman Salinas-requested information on funds from the water development board for a secure water source such as a water well, he also requested for customer service to be stressed, information on the bids for the project with water lines and wastewater lines, and information on the wrecked Police Department vehicle

26. Adjourn

With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the Council meeting at 9:53 p.m.

MOTION: Councilwoman Sandra Quinones motioned to adjourn the meeting. The motion was seconded by Councilwoman Eufemia Nieto and the motion carried 5-0.


PASSED AND APPROVED ON THIS THE 25th DAY OF January, 2020

UPON THE MOTION OF Councilman Richard Salinas

SECONDED BY Councilwoman Sandra Quinones AND ADOPTED

BY A VOTE OF 4 TO 0.

ATTEST:


Ciri Villarreal, Mayor


Mary Acosta Gonzales, City Secretary

