

**Interim City Manager**  
Shirley Holm

**City Secretary**  
D'Ann Lane

**City Attorney**  
Epi Ysassi

# City of George West



**Mayor**  
Andrew J. Garza

**Mayor Pro-Tem**  
Jearl Rannefeld

**Council**  
Tim Humphrey  
Patricia Clifton  
John Walker

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Phone 361-449-1556 • Fax 361-449-3030

## **REGULAR SESSION CITY COUNCIL MEETING MINUTES 4/22/2021**

- I. Call Meeting to Order-Mayor Andrew Garza
- II. Roll Call all council members were present.
- III. Invocation was given by Mayor Andrew Garza.
- IV. Pledge of Allegiance to the Flag of the United States was led by D'Ann Lane.
- V. Pledge of Allegiance to the Flag of Texas was led by D'Ann Lane
- VI. Public Comments

Grace Wilson made a comment regarding crisis at the Border, which she feels is negatively affecting the City and Live Oak County. She states that she would like the city to declare a state of disaster. She would like every elected official to have a plan of protection from this situation for the people. The current administration needs to do something about the open border.

She also wanted to thank Lucio Morin for cleaning up Business and Bypass 59 where TxDOT had left some debris.

## **VII. Announcements and Correspondence**

- a) Purple Door Proclamation for Sexual Assault Awareness and Prevention Month. Mayor Garza read the proclamation for sexual assault awareness.
- b) National Police Week May 9 – 15, 2021. Mayor Garza, read the police week proclamation.
- c) St. George Catholic Church Annual Fundraiser on May 16, 2021 11:00AM – 1:00PM
- d) Memorial Day Service at George West City Park on May 31, 2021 10:00AM
- e) Little Olympics is next Thursday.
- f) Farmers Market on May 15.

## **CONSENT AGENDA:**

1. **Consideration and Action** to change the time of the May City Council Regular Session Meeting to 6:30 p.m.

2. **Consideration and Action** to approve the following minutes:
  - a) **Regular Session City Council Meeting Minutes 3-18-2021**
  - b) **Special Session City Council Meeting Minutes 3-29-2021.**
3. **Consideration and Action** to approve Accounts Payable for March 2021.
4. **Consideration and Action** to approve a street closure of Guadalupe Street between Travis Street and Crockett Street from 10:30 a.m. until 1:30 p.m. for the St. George Catholic Church Barbecue Fundraiser.
5. **Consideration and Action** to approve the opening of the City of George West Splashpad beginning on Memorial Day, May 31, 2021.

**Mayor Garza asked if anything needed to be pulled. Nothing was pulled. Mayor Garza called for a vote. All in favor. Motion carried.**

**RESOLUTION:**

6. **Consideration and Action** to adopt Resolution No. 2021-11 Authorizing Submission of the 2021-2022 Texas Community Development Block Grant Program Application.

**Move as read by Jearl Rannefeld. Seconded by Tim Humphrey. Mayor Garza called for a vote. All in favor. Motion carried.**

**ORDINANCE:**

7. **PUBLIC HEARING** **Consideration and Action** to approve the Second Reading of Ordinance No. 889, Amending Ordinance No. 887 Section III Employment Policies and Procedures, Sub-Section A-S Equal Employment Opportunity Policy.

Mayor Garza opened the hearing at 6:44 p.m. The hearing was closed at 6:44 p.m. due. Back to the agenda item. Move as read by Jearl Rannefeld. Seconded by Patricia Clifton. Open for discussion. There was no discussion. Mayor Garza called for a vote. All in favor. Motion carried.

8. **PUBLIC HEARING** **Consideration and Action** to approve the Second Reading of Amended Planning and Zoning Ordinance No. 890, Amendment No. 203, request by Chris Gonzales for a Variance to Chapter 28, Manufactured and Mobile Homes, of the Codification of Ordinances, to place a HUD-Code Manufactured Home in Washington Heights Tract #83.

**Mayor Garza opened the hearing at 6:45 p.m. The hearing was closed at 6:46 p.m. Move as read by Patricia Clifton. Seconded by Tim Humphrey. Open for discussion. There was no discussion on this item. Mayor Garza called for a vote. All in favor. Motion carried.**

9. **PUBLIC HEARING Consideration and Action** to approve the First Reading of Amended Planning and Zoning Ordinance No. 892, Amendment No. 205, request by Michael Villarreal for a Variance to Chapter 28, Manufactured and Mobile Homes, of the Codification of Ordinances, to place a HUD-Code Manufactured Home in Sunset Addition Lot 7 Block 9.

Mayor Garza opened the hearing at 6:47 p.m. The hearing was closed at 6:50 p.m. Mayor Garza called for a vote. All in favor. Motion carried.

10. **PUBLIC HEARING Consideration and Action** to approve the First Reading of Amended Planning and Zoning Ordinance No. 893, Amendment No. 206, a request by Ronnie Aguirre for a Variance to rezone lot 32 and Eastern ½ lot 31 commonly known as 901 Mike Street from residential to Commercial (C2). A request to expand the Lyssy & Eckel business.

Mayor Garza opened the hearing at 6:51 p.m. Jessica Davis was present for the hearing opposing this zoning ordinance she submitted a letter to the City Manager. One of her main concerns is big trucks coming through the street where the children from the neighborhood play. She is also worried about what that would do to the value of her property if she ever decided she would like to sell. Ronnie Aguirre responded that Lyssy & Eckel would like to build a building for storage. Once that building is built, they would tear down the current barn they are using for hay. Lyssy & Eckel is willing to pay for electrical work to run underground poles for electricity to the houses in the neighborhood. If they do not get approval for a new building, they would like to build a nice residential looking fence. Mayor Garza mentioned that there is a city ordinance in place that prohibits trucks from driving on residential streets. If trucks are found driving these streets it could result in up to a \$2,000 fine. To stop this from happening the council suggested that we post a sign up on the street. Ronnie Aguirre assured the council that he would plan for diverting the 18 wheelers from driving on residential streets. Lindsay Clifton Carpenter was also here opposing this zoning amendment. She had the same concerns as Jessica Davis. She had a dog get run over by one of the 18 wheelers and said she would hate for it to be a child. John Walker stated that Mike and Brown streets have older homes, but the homes have been maintained well. This neighborhood is a great place to raise kids. He drove down by Lyssy & Eckel and realized that it already has the appearance of a commercial lot. Lyssy & Eckel is an intricate part of the business world of George West. John Walker thinks that a privacy fence would have less of an effect on their property. Mayor Garza added that the key to an ordinance is that they can give and also take away. The hearing was closed at 7:09 p.m. by Mayor Garza. Back to the agenda item. Move as read by Patricia Clifton. Seconded by Jearl Rannefeld. Open for discussion. Patricia Clifton has a personal experience with that street. She grew up on that street and believes it needs to stay residential as it has a unique feeling on that street. She has also watched many children grow up in that neighborhood. She did not realize while she was growing up how unique Mike and Brown street really are. Tim Humphrey would like to see a proposal from Lyssy & Eckel and what their plans are before the next Hearing. He is also worried about the safety of the children and suggested to maybe add speed bumps. Jearl Rannefeld asked Chief Perkins what he would suggest doing about the big trucks driving on the road. Chief Perkins said the only thing to do would be enforcement. Epi Ysassi stated that another city he works for put up signs, and it seems to have helped. Pete Pena added that our streets are not built for big trucks

driving on them. Mayor Garza asked Epi Ysassi if the stipulations of this would be in an ordinance or a separate document. Epi informed him that it would have to be a separate document. Mayor Garza entertained a motion to postpone until further documents can be developed. Move as read by Patricia Clifton. Seconded by Tim Humphrey. All in favor. Motion carried and agenda item was postponed.

- 11. PUBLIC HEARING Consideration and Action** to approve the First Reading of Amended Planning and Zoning Ordinance No. 894, Amendment No. 207, a request by Peter R. Sollberger for a Variance to rezone Washington Heights tracts 62 & 63 Block 1030 HWY 59 Bypass commonly known as 1311 Lamar St. from C-1 TO M. Double S Processing, LLC. purchased said property in hopes of opening their business there.

Mayor Garza opened the hearing at 7:20 p.m. Peter Sollberger was present for this matter. He owns Double S Processing and they have outgrown current place of business. They would like to open a facility for deer processing as well as a restaurant on the corner. They are going to try to push traffic to come in off of 59 and not Lamar Street. He has been dealing with the meat gurus in Harlingen and in Austin to do livestock which would be considered cows and show pigs. They will not be slaughtering animals at this facility. They plan on dividing the building to half resale and half processing. He has been working with Tina Crowe in setting up his facility to be in compliance within in the city. He has been working with Mueller and they have come up with some drawings for the facility. They plan on making a family friendly restaurant with a play area for the children. The hearing was closed at 7:27 p.m. Back to the agenda item. Move as read by Patricia Clifton. Seconded by Tim Humphrey. Open for discussion. Patricia Clifton has a personal experience with this property. She lived on that property when she was little. She thinks it sounds like a wonderful opportunity. Mayor Garza called for a vote. All in favor. Motion carried.

**BUSINESS**

- 12. Consideration and Action** to approve a Citizen Participation Plan for the City of George West.

Move as read by Patricia Clifton. Seconded by Jearl Rannefeld. Open for discussion. Ms. Holm informed the council that this is a plan formulated for the City, which defines the procedures for complaints, technical assistance and public hearing provisions during the TxCDBG project. Evan Humphries was present from Grantworks. It was noted that the initial public hearing was held before February 1<sup>st</sup> which added more points towards the final score of grant application. Mayor Garza called for a vote. All in favor. Motion carried.

- 13. Consideration and Action** to approve the placement of a storage building behind the Buck West House.

Move as read by Patricia Clifton. Seconded by Tim Humphrey. Open for discussion. There was no discussion. Mayor Garza called for a vote. All in favor. Motion carried.

**DISCUSSIONS:**

**14. Discussion** on the removal of condemned structures in the City of George West.

Mayor Garza asked to put this on next month's agenda.

**15. Discussion** on opening the City of George West Public Pool at Cactus Park.

Ms. Holm put the advertisement in the local paper for lifeguards and a part-time pool manager. Public Works will start cleaning the pool the first week of May. She has contacted Linda Ford with the American Red Cross in Beeville to request certifying the lifeguards who apply for Summer 2021. Their certifications are good for two years. Mayor Garza asked for an update of status at the May 2021 meeting.

**BRIEFINGS:**

**16. Interim City Manager's Report:**

- a) Revenue and Expense Report for March 2021.
- b) City and Project Updates

Shirley Holm gave an update on the March 2021 Financials. We are 6 months into the fiscal year 2021. In the General Fund we are reporting Revenue 102% and Expenditures 48% of budget. The net result in the General Fund is a positive of \$990,233.04. This is a result of a one-time audit payment for sales tax in the amount of \$ 964,461.32. Ms. Holm mentioned that she verified with Shirley Kaatz at the Texas Comptroller of Public Accounts to ensure its validity. The one-time audit payment is based on a sales tax liability reported in error to the State of Texas from previous years

In the Utility Fund, we are reporting Revenue 49% and Expenditures 44% of budget. The net result in the Utility Fund is a positive of \$ 101,322.83.

A combination of both funds is a total of \$ 1,091,555.87 for the first 6 months of fiscal year 2021. At this time, Revenue and Expenditures should be around 50% of budget, so both funds are within the safe parameters.

She reported that the Bank Balances as of April 20, 2021 in all accounts total of \$2,708,682.66.

Ms. Holm gave the City and Project Updates as follows:

We are awaiting applications for Lifeguards & a Part-time Pool Manager to open the City Pool for Summer 2021. Linda Ford, ARC will certify lifeguards for \$200@, which the City has paid for in 2018 & 2019. Ms. Holm is suggesting Pool Opening to be Tues-Sat 1-8pm Sun 1-5pm June 1st -July 31<sup>st</sup>, 2021 if we have 5-6 lifeguards.

We are performing maintenance & working on potential system for water irrigation in the park for the City Splash Pad and suggesting opening June 1<sup>st</sup> - July 31<sup>st</sup>, 2021.

With much assistance from community & staff the Double Wide Mobile Home sold on 04/19/2021.

A submission of a Community Project Funding Request for Infrastructure for 2022 for \$29.9 million for City Waterlines, Valves, and /Fire Hydrant Replacement was sent to the office of Congressman Vicente Gonzalez and confirmed receipt was received.

The first resumed quarterly Bulky Trash Pickup March 25-26, 2021 was successful.

GrantWorks/City completed survey on Colorado & Travis Street for LMI% for TDA Grant extra points on application. These were the streets that were selected with the assistance of Pete Pena for the \$ 350,000.00 Grant with TDA.

Discussions were completed with Thomas Brocato regarding Energy Transfer Gas Purchase February 2021 Invoice in the amount of \$ 298,000.00 and there was no other avenue for relief from his standpoint, so continuing with TDEM & FEMA alternatives. Mr. Humphrey asked if we could get copies of invoices from Energy Transfer indicating who and the amount they paid for the gas, which they rebilled he City. Ms. Holm agreed to check.

Continuing research regarding Waste Water Treatment Plant leased land which terminates for May 2023 and Reclaimed Water with the City Attorney.

The Planning and Zoning Committee is down to 3 members who are actively at the monthly or called meetings each month. Ms. Holm was recommending that Mayor Garza appoint 2-4 more members in May 2021 to increase the board from 5-7. It needs a minimum of 5 members. Mayor Garza asked for the names of members who are not coming consistently to meetings. Those members are Ross Curbello and James Arciba. Ms. Lane let the Mayor know that Mr. Curbello recently asked to be removed by letter. Mr. Arciba has not contacted us regarding his status as of this date. Mayor Garza asked that we remove Ross Curbello and James Arciba and he will appoint more members in May 2021.

**17. Questions or Briefings at the City Council's Request:**

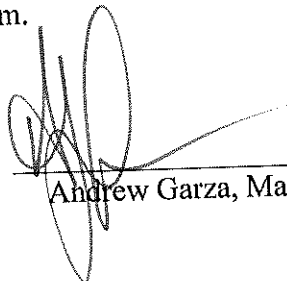
- a) Code Enforcement
- b) Municipal Court Report
- c) Public Works
- d) Police Chief Report
- e) Animal Control

**RECONVENE ZOOM LOGIN IF THE COUNCIL HAS AN EXECUTIVE SESSION**

**18. Adjournment.**

Mayor Garza entertain a motion to adjourn. Move as read by Jearl Rannefeld. Seconded by Patricia Clifton. All in favor. Council meeting was adjourned at 8:01p.m.

ATTEST:   
D'Ann Lane, City Secretary

SIGNED:   
Andrew Garza, Mayor

**SIGN IN SHEET**  
**APRIL 22, 2021**  
**REGULAR SESSION CITY COUNCIL**  
**MEETING**  
**(PLEASE PRINT & SIGN)**

PLEASE PRINT NAME	SIGNATURE
Robin McKinney	Robin McKinney
Chris Gonzalez	Chris Gonzalez
Jeff Osborn	Jeffrey C. Osborn
Brian Humphreys	Brian Humphreys
Jessica Davis	Jessica Davis
Edie Sollberger	Edie Sollberger
Peter R. Soubirgall	Peter R. Soubirgall
GRACE WILSON	Grace Wilson
Ronnie Aguirre	Ronnie Aguirre
Michael Villanueva	Michael Villanueva