

**CITY OF GONZALES, TEXAS  
CITY COUNCIL MEETING  
MINUTES –JANUARY 13, 2022**

The regular meeting of the City Council was held on **January 13, 2022** at 6:00 p.m. at the Gonzales Municipal Building, 820 St. Joseph Street. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted, at the Gonzales Municipal Building, giving notice of time, date, place, and agenda thereof. The meeting notice, agenda and agenda packet were posted online at [www.gonzales.texas.gov](http://www.gonzales.texas.gov).

**CALL TO ORDER, INVOCATION AND PLEDGE**

Mayor Kacir called the meeting to order at 6:00 p.m. and a quorum was certified.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Connie L. Kacir	Mayor	Present
Joseph Kridler	Council Member, District 1	Present
Sherri Koepp	Council Member, District 2	Present
Bobby O’Neal	Council Member, District 3	Present
Ronda Miller	Council Member, District 5	Present

**STAFF PARTICIPATING:**

Tim Patek-City Manager, Kristina Vega-City Secretary, Tim Crow-Chief of Police, Keith Schauer-City Engineer, and Laura Zella-Finance Director

**CITY EVENTS AND ANNOUNCEMENTS**

- Announcements of upcoming City Events Mayor Kacir reminded all that the Edwards Association had to cancel of the Martin Luther King March scheduled for January 17<sup>th</sup>.
- Announcements and recognitions by the City Manager
- Announcements and recognitions by Mayor Kacir of incoming Council Member District 5-Ronda Miller
- Recognition of actions by City employees
- Recognition of actions by community volunteers.

**HEARING OF RESIDENTS**

Glenda Gordon-spoke in regards to the interpretive panels at Independence Square and the regaining of the conference room at the Jail Museum.

Barbara Crozier spoke on behalf the need for the Tourism Director position and how important it is to support Tourism growth within the City of Gonzales.

Thomas Enriquez expressed his concerns regarding the criminal activity at the Winding Way apartments and the lack of cameras and security lights.

Marge Kacir, President of the Gonzales Chapter of the Daughters of Republic of Texas spoke in regards to the repairs to the Eggleston House and commended the City Council and staff for the diligence in the continuation of the project.

**OTHER BUSINESS**

- 4.1 Discuss, Consider and Possible Action regarding the possible elimination of the Director of Tourism position and determining the need of having the responsibilities as a duty of a City employee instead of another local entity and providing direction to City Staff regarding same

The City Council engaged in preliminary discussions regarding the Tourism Director position. Council expressed the desire to continue the discussions and engage the CVB and the Chamber within the discussions to provide feedback to the City Council.

Council Member O’Neal moved to table this item until the next meeting after the Tourism Committee is able to provide a recommendation to City Council. Council Member Miller seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

**CONSENT AGENDA ITEMS**

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

- 1.1 **Minutes** - Approval of the minutes for the December 9, 2021 Regular Meeting & December 15, 2021 Special Called Meeting
- 1.2 Discuss, Consider & Possible Action on **Resolution #2021-118** Approving an Amended and Restated Type B Economic Development Agreement by and between the Gonzales Economic Development Corporation and Laurel Ridge Designs, Inc., a Texas Corporation, authorized pursuant to Section 505.158 of the Texas Local Government Code-**SECOND READING**
- 1.3 Discuss, Consider & Possible Action on **Resolution #2022-1** Approving the Purchase of a 2023 Freightliner M106 Cab and Chassis Truck to include an Ox Body Dump Bed with Electric Flip Tarp and authorizing the City Manager to execute the financing agreements

**ACTION: Items 1.1 through 1.3**

**APPROVED**

Council Member Koepf moved to approve the consent agenda items 1.1 through 1.3. Council Member Kridler seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

**RESOLUTIONS**

- 2.1 Discuss, Consider & Possible Action on **Resolution #2022-2** Authorizing the City Manager to Negotiate and Enter into an Agreement for Engineering Services for the American Rescue Plan (“ARP”) Act of 2021 Coronavirus Local Fiscal Recovery Fund

("CLFRF") and ARP competitively procured Economic Development Administration (EDA) Funds

**ACTION: Items 2.1**

**APPROVED**

Council Member O'Neal moved to approve **Resolution #2022-2** Authorizing the City Manager to Negotiate and Enter into an Agreement with Doucet & Associates, Inc. for Engineering Services for the American Rescue Plan ("ARP") Act of 2021 Coronavirus Local Fiscal Recovery Fund ("CLFRF") and ARP competitively procured Economic Development Administration (EDA) Funds. Council Member Kridler seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 2.2 Discuss, Consider & Possible Action on **Resolution #2022-3** Authorizing the City Manager to Execute an Agreement for Grant Administration Services for the American Rescue Plan ("ARP") Act of 2021 Coronavirus Local Fiscal Recovery Fund ("CLFRF") and ARP competitively procured Economic Development Administration (EDA) Funds

**ACTION: Items 2.2**

**APPROVED**

Council Member Kridler moved to approve **Resolution #2022-3** Authorizing the City Manager to Execute an Agreement with JET Development, LLC. for Grant Administration Services for the American Rescue Plan ("ARP") Act of 2021 Coronavirus Local Fiscal Recovery Fund ("CLFRF") and ARP competitively procured Economic Development Administration (EDA) Funds. Council Member Koepp seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 2.3 Discuss, Consider & Possible Action on **Resolution #2022-4** Approving a First Amendment to Performance Agreement between the Gonzales Economic Development Corporation and First United Methodist Church for the Stockton Youth Center

**ACTION: Items 2.3**

**APPROVED**

Council Member Koepp moved to approve **Resolution #2021-4** Approving a First Amendment to Performance Agreement between the Gonzales Economic Development Corporation and First United Methodist Church for the Stockton Youth Center. Council Member Kridler seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 2.4 Discuss, Consider & Possible Action on **Resolution #2022-5** Approving a Corrected Amendment to Original Agreement and Amendments between the Gonzales Economic Development Corporation and Come and Take It Properties, LLC.

**ACTION: Items 2.4**

**APPROVED**

Council Member O'Neal moved to approve **Resolution #2022-5** Approving a Corrected Amendment to Original Agreement and Amendments between the Gonzales Economic Development Corporation and Come and Take It Properties, LLC. Council Member

Miller seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 2.5 Discuss, Consider & Possible Action on **Resolution #2022-6** Approving the Victoria Economic Development Regional Plan and Consulting Services Agreement.

**ACTION: Items 2.5**

**APPROVED**

Council Member Koepp moved to approve **Resolution #2022-6** Approving the Victoria Economic Development Regional Plan and Consulting Services Agreement. Council Member Kridler seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 2.6 Discuss, Consider & Possible Action on **Resolution #2022-7** Approving a Grazing Lease Between the Gonzales Economic Development Corporation and Bobby Tomas

**ACTION: Items 2.6**

**APPROVED**

Council Member Kridler moved to approve **Resolution #2022-7** Approving a Grazing Lease Between the Gonzales Economic Development Corporation and Bobby Tomas. Council Member Koepp seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 2.7 Discuss, Consider & Possible Action on **Resolution #2022-8** Authorizing the Appointments to the Main Street Advisory Board

**ACTION: Items 2.7**

**APPROVED**

Council Member Koepp moved to approve **Resolution #2022-8** Authorizing the Appointment of Valorie Daniel with a term ending 09/30/2023 and Adriane Hastings with a term ending 9/30/2022 to the Main Street Advisory Board. Council Member Kridler seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 2.8 Discuss, Consider & Possible Action on **Resolution #2022-9** Accepting/Rejecting the Proposals Received for the Eggleston House Roof Replacement and Structural Repairs Project and if rejected authorizing staff to readvertise the project

**ACTION: Items 2.8**

**APPROVED**

Council Member O'Neal moved to approve **Resolution #2022-9** Rejecting the Proposals Received for the Eggleston House Roof Replacement and Structural Repairs Project and authorizing staff to readvertise the project. Council Member Koepp seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 2.9 Discuss, Consider & Possible Action on **Resolution #2022-10** Authorizing Designated Signatories for Contractual and Financial Documents for the Texas General Land Office (Glo) Community Development Block Grant Hazard Mitigation (CDBG-MIT) Program

Contract 22-085-066-D323; Designating the City Manager as the City's Authorized Representative to act in all matters in connection with said grant

**ACTION: Items 2.9**

**APPROVED**

Council Member Koepp moved to approve **Resolution #2022-10** Authorizing Designated Signatories for Contractual and Financial Documents for the Texas General Land Office (Glo) Community Development Block Grant Hazard Mitigation (CDBG-MIT) Program Contract 22-085-066-D323; Designating the City Manager as the City's Authorized Representative to act in all matters in connection with said grant. Council Member Kridler seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

**PUBLIC HEARING AND ADOPTION OF REAPPORTIONMENT MAP**

- 3.1 Conduct a Public Hearing and Consider Approval of **Ordinance #2022-1** Approving and Adopting the New Voting District Reapportionment Map of the City and Revising the Council Member District Boundaries in response to the 2020 Census; Providing for the Redistricting of the Four (4) City Council Districts within the City of Gonzales, Texas

The Public Hearing was opened.  
No comments were made.  
The Public Hearing was closed.

**ACTION: Items 3.1**

**APPROVED**

Council Member Koepp moved to approve **Ordinance #2022-1** Approving and Adopting the New Voting District Reapportionment Map of the City and Revising the Council Member District Boundaries in response to the 2020 Census; Providing for the Redistricting of the Four (4) City Council Districts within the City of Gonzales, Texas. Council Member O'Neal seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

**STAFF/BOARD REPORTS**

- 5.1 Finance Director will provide feedback on any questions regarding:
- Financial Reports for funds as of December 31, 2021
  - Cash & Investment by Fund as of December 31, 2021
- 5.2 City Manager, Tim Patek will update the City Council on the following:
- J.B. Wells Park RFP
  - Timeline on Capital Improvement Projects
    - Recently Completed Projects
    - Projects Currently in Process
    - Upcoming Projects

**CONVENE INTO CLOSED SESSION:**

The Council convened into closed session at 7:20 p.m.

6.1 (1) Pursuant to Section 551.087 of the Texas Government Code, the City of Gonzales will consult in closed session (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

A) Project A

(2) Pursuant to Section 551.072 of the Texas Government Code, the City of Gonzales will consult in closed session to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person:

A) Consider an offer to lease 54 acres of City owned property located west of the town of Gonzales

(3) Pursuant to Section 551.071 of the Texas Government Code, the City of Gonzales will consult in closed session with its attorney to receive legal advice regarding pending or contemplated litigation, a settlement offer, or matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter”, to include the following matters:

A) Memorial Park Cemetery

B) Contractual, liability and security issues related to large scale event(s) at city facilities such as J.B. Wells, Independence Park and other city owned facilities

C) Delinquent Hotel Motel Tax Collection

- Hotel Alcalde, Inc. and Versatile Lodging, Inc.
- A Guerra Enterprise, LLC. dba Holiday Inn Express & Suites
- Michael Scott Hanson dba Inn Dependence and UC1, Ltd.
- Utx Hospitality, LLC dba Quality Inn/Carefree Inn
- AR Guerra Holdings, LLC dba Sleep Inn and Suites
- Westwood Inn, LLC.

## **RETURN TO OPEN SESSION**

The Council convened into open session at 8:12 p.m.

7.1 Discuss, Consider & Possible Action authorizing a settlement of claims, and/or authorization to negotiate matters discussed in closed session, and/or other actions necessary or recommended related to such discussions in closed session.

Council Member O’Neal moved to authorize Denton Navarro Rocha Bernal & Zech to file a suit for the collection of delinquent taxes against A Guerra Enterprise, LLC. dba Holiday Inn Express & Suites and AR Guerra Holdings, LLC dba Sleep Inn and Suites.

Council Member Koepp seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

Mayor Kacir asked if there was any further action resulting from closed session.

Council Member Koepp moved to approve the Settlement and Release Agreement as discussed in closed session. Council Member Kridler seconded the motion. Mayor Kacir called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

#### **CITY COUNCIL REQUESTS AND ANNOUNCEMENTS**

- Requests by Mayor and Councilmembers for items on a future City Council agenda
- Announcements by Mayor and Councilmembers
- City and community events attended and to be attended
- Continuing education events attended and to be attended

#### **ADJOURN**

On a motion by Council Member O'Neal and second by Council Member Koepp, the meeting was adjourned at 8:14 p.m.

Approved this 10<sup>th</sup> day of February, 2022.



Kristina Vega, City Secretary



Connie Kacir, Mayor