

**CITY OF GONZALES, TEXAS
CITY COUNCIL MEETING
MINUTES – DECEMBER 14, 2023**

The regular meeting of the City Council was held on **December 14, 2023**, 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.

CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE

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

Attendee Name	Title	Status
Steve Sucher	Mayor	Present
Joseph Kridler	Council Member, District 1	Present
Sherri Koepp	Council Member, District 2, Mayor Pro Tem	Present
Lorenzo Hernandez	Council Member, District 3	Present
Ronda Miller	Council Member, District 4	Present

STAFF PARTICIPATING:

Tim Crow-City Manager, Kristina Vega-City Secretary, Laura Zella-Finance Director, Erica Leopold-Administrative Assistant, Gayle Autry-Police Chief, Jason Montoya-Police Lt., Tiffany Hutchinson-Padilla-Main Street Director, and Susan Sankey-Economic Development Director.

CITY EVENTS AND ANNOUNCEMENTS

- Announcements of upcoming City Events-None
- Announcements and recognitions by the City Manager- None
- Announcements and recognitions by the Mayor- Mayor

Mayor Sucher acknowledged Larry and Johnnie Lynn Edwards for their contribution to the architecture downtown; Marcus Pridgeon for his donation of aerial photos of the Sarah DeWitt installation; and TXGN Railways and all that were involved in the Winter/Santa Event.

- Recognition of actions by City employees-None
- Recognition of actions by community volunteers-None

HEARING OF RESIDENTS

Edwards Association President, Mr. David Tucey thanked the City of Gonzales for the funds that the City provides that are included in the annual budgetary planning, they have contributed to the improvements that are being made at the Edward's location. Mr. Tucey spoke in favor of the approval of the Dr. Martin Luther King March and personally invited the City Council and the community to participate on January 15, 2024.

OTHER BUSINESS

- 1.1 Discussion and possible action regarding city sponsored rezoning for LI, Light Industrial and HI, Heavy Industrial Districts will be led by Zoning Administrator Kristina Vega

Mayor Sucher asked for a motion. Council Member Koepp moved to initiate the city sponsored rezoning for LI, Light Industrial and HI, Heavy Industrial Districts. Council Member Kridler seconded the motion. Mayor Sucher 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.

- 2.1 **Minutes** - Approval of the minutes for the November 9, 2023, Regular Meeting
- 2.2 Discuss, Consider and Possible Action on **Resolution #2023-143** Authorizing the Edwards Association the use of Independence Square including the Parking Lot, and Designated Street Closures for the Martin Luther King March on January 15, 2024
- 2.3 Discuss, Consider & Possible Action on **Resolution #2023-144** Authorizing the City Manager to Execute a Purchase Agreement for the Purchase of a Chevrolet Tahoe PPV for the Police Department in the amount of \$46,983.00 from MacMulkin Chevrolet Cadillac
- 2.4 Discuss, Consider & Possible Action on **Resolution #2023-145** Approving a Performance Agreement by and Between the GEDC and Main Street, Inc.
- 2.5 Discuss, Consider & Possible Action on **Resolution #2023-146** Authorizing the City Manager to execute an agreement with TxDOT on Roger M. Dreyer Memorial Airport runway lighting project.
- 2.6 Discuss, Consider & Possible Action on **Resolution #2023-147** Ratifying the Library Lease Agreement for the office space at 301 St. Joseph Street with Gonzales County for the purposes of housing the Gonzales Central Appraisal District

ACTION: Items 2.1 through 2.6

APPROVED

Council Member Hernandez moved to approve the consent agenda Items 2.1 through 2.6. Council Member Koepp seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

RESOLUTION

- 3.1 Discuss, Consider and Possible Action on **Resolution #2023-148** Authorizing an appointment to Roger M. Dreyer Memorial Airport Advisory Board

ACTION: Item 3.1

APPROVED

Council Member Kridler moved to approve **Resolution #2023-148** Authorizing the Appointment of Brian Wells to the Roger M. Dreyer Memorial Airport Advisory Board. Council Member Hernandez seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 3.2 Discuss, Consider and Possible Action on **Resolution #2023-149** Authorizing the City Manager to Terminate the utility collection agreement with Online Information Services, Inc.

ACTION: Item 3.2

APPROVED

Council Member Koepp moved to approve **Resolution #2023-149** Authorizing the City Manager to Terminate the utility collection agreement with Online Information Services, Inc. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 3.3 Discuss, Consider and Possible Action on **Resolution #2023-150** Authorizing the City Manager to execute an agreement with Linebarger Goggan Blair & Sampson, LLP for utility collections.

ACTION: Item 3.3

APPROVED

Council Member Koepp moved to approve **Resolution #2023-150** Authorizing the City Manager to execute an agreement with Linebarger Goggan Blair & Sampson, LLP for utility collections. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 3.4 Discuss, Consider & Possible Action on **Resolution #2023-151** Authorizing the City Manager to Terminate the Municipal Court Collection of Delinquent Municipal Court Fines and Fees agreement with McCreary Veselka Bragg & Allen, PC

ACTION: Item 3.4

APPROVED

Council Member Kridler moved to approve **Resolution #2023-151** Authorizing the City Manager to Terminate the Municipal Court Collection of Delinquent Municipal Court Fines and Fees agreement with McCreary Veselka Bragg & Allen, PC. Council Member Koepp seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 3.5 Discuss, Consider & Possible Action on **Resolution #2023-152** Authorizing the City Manager to execute an agreement with Linebarger Goggan Blair & Sampson, LLP for Municipal Collection of Delinquent Municipal Court Fines, and fees.

ACTION: Item 3.5

APPROVED

Council Member Koepp moved to approve **Resolution #2023-152** Authorizing the City Manager to execute an agreement with Linebarger Goggan Blair & Sampson, LLP for Municipal Collection of Delinquent Municipal Court Fines, and fees. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

ORDINANCE

- 4.1 Discuss, Consider & Possible Action on **Ordinance #2023-15** Updating and amending regulations for construction, installation and maintenance of private utilities and facilities in City rights-of-way.

ACTION: Item 4.1**APPROVED**

Council Member Koepp moved to approve **Ordinance #2023-15** Updating and amending regulations for construction, installation and maintenance of private utilities and facilities in City rights-of-way. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 4.2 Discuss, Consider & Possible Action on **Ordinance #2023-16** Amending the Master Rate and Fee Schedule for Various City Services

ACTION: Item 4.2**APPROVED**

Council Member Kridler moved to approve **Ordinance #2023-16** Amending the Master Rate and Fee Schedule for Various City Services. Council Member Miller seconded the motion. The Mayor asked for further discussion. Council Member Hernandez asked that the amendments be postponed until next fiscal year. City staff asked that the striking of water sales, concession and Gatorade at least be approved at this evening's meeting. Council Member Kridler amended his motion to strike the requested items. Council Member Miller amended her second. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 4.3 Public Hearing, Discussion & Possible Action on **Ordinance #2023-17** Amending the Official Zoning Map by Zoning Property (Address/Parcel) 425 St. James/11636; 515 St. Joseph/11650; 507 St. George/11660; 726 St. Paul/11668; 509 St. Joseph/11673; 510 St. Andrew/11674; 313 St. Lawrence/11679; 621 St. Joseph/11701; 510 St. Paul/11706; 322 St. George/11708; 623/627 St. Paul/11714; 300 Blk St. George/11722; 500 Blk St. James/11723; 516 St. Paul/11725; 305 St. Lawrence/11754; 621 St. Paul/11798; 602 St. Paul/11820; 617 St. Paul/11836; 619 St. Paul/11838; 419 St. James/11865; 415 St. George/11888; 421 St. James/11889; 335 St. George/11919; 300 Blk St 11920; 342 St. George/11921; 332 B St. George/11924; 521 St. Joseph/11928; 307 St. Lawrence/11956; 607 St. Joseph/11968; 612 St. James/11971/ 306 St. George/11986; 405 St. James/11990; 614 St. Paul/11998; 411 St. James/12002; 418 St. Francis/12003; 301 St. George/23487; 200 Blk St. Lawrence/24911; and 607 St. Joseph/27437 from C-1 Light Commercial District to DMU Downtown Mixed Use District

Mayor Sucher opened the Public Hearing at 6:51 p.m.

Zoning Administrator, Kristina Vega spoke in favor of the request for Amending the Official Zoning Map by Zoning Property as listed from C-1 Light Commercial District to DMU Downtown Mixed Use District. Zoning Administrator, Kristina Vega gave a staff presentation stating the zoning request was received to rezone the twenty-three properties in response to the city sponsored rezone. The Downtown Mixed Use District (DMU) was created in 2021 to provide opportunities for the use of substantial land areas and buildings within the city and downtown area that have unique qualities associated with the history and culture of the area and its people. Reduced setbacks and parking requirements are provided as part of this district due to physical constraints and to preserve the look and feel of the downtown area. Preservation of existing buildings is encouraged to promote the history and culture of the community. The DMU district has zero front, side and rear setbacks and allows 100% maximum impervious area coverage. Since the adoption of the

new DMU district, there have been a few properties that have requested and been rezoned to DMU. To help kick start the use of this district and continue to encourage the preservation of existing buildings, renovation, and revitalization of downtown, staff requested that the City Council initiate a City Sponsored rezone. On January 19, 2023, the City Council took action to initiate a City sponsored rezoning for the Downtown Mixed Use District (DMU) and provided an opportunity to property owners of downtown commercially used property to voluntarily rezone to DMU free of charge.

Notifications were mailed to the properties within the DMU eligibility area on April 4, 2023. The City received applications for a zoning change from twenty-three properties within the eligibility area that were zoned C-1 Light Commercial District to be rezoned DMU, Downtown Mixed Use District A total of 162 notification letters were mailed. A notice was published in the newspaper on November 16, 2023, and notices were mailed to property owners within 200' of the subject properties on November 14, 2023. One hundred sixty-two notices were mailed to the surrounding property owners within 200 feet of the properties requesting rezone. As of preparation of the staff report, there not any objection letters filed.

Public Comments made by David Dement in favor of moving forward with this rezone as listed as it has already been set forward by the City.

Mayor Sucher closed the Public Hearing at 7:09 p.m.

ACTION: Items 4.3

APPROVED

Council Member Koepp moved to approve **Ordinance #2023-17** Amending the Official Zoning Map by Zoning Property (Address/Parcel) 425 St. James/11636; 515 St. Joseph/11650; 507 St. George/11660; 726 St. Paul/11668; 509 St. Joseph/11673; 510 St. Andrew/11674; 313 St. Lawrence/11679; 621 St. Joseph/11701; 510 St. Paul/11706; 322 St. George/11708; 623/627 St. Paul/11714; 300 Blk St. George/11722; 500 Blk St. James/11723; 516 St. Paul/11725; 305 St. Lawrence/11754; 621 St. Paul/11798; 602 St. Paul/11820; 617 St. Paul/11836; 619 St. Paul/11838; 419 St. James/11865; 415 St. George/11888; 421 St. James/11889; 335 St. George/11919; 300 Blk St 11920; 342 St. George/11921; 332 B St. George/11924; 521 St. Joseph/11928; 307 St. Lawrence/11956; 607 St. Joseph/11968; 612 St. James/11971/ 306 St. George/11986; 405 St. James/11990; 614 St. Paul/11998; 411 St. James/12002; 418 St. Francis/12003; 301 St. George/23487; 200 Blk St. Lawrence/24911; and 607 St. Joseph/27437 from C-1 Light Commercial District to DMU Downtown Mixed Use District. Council Member Kridler seconded the motion. Mayor Sucher called for a roll call vote. For: Kridler, Koepp, Hernandez, and Mayor Sucher. Against: Miller The motion passed 4 to 1.

- 4.4 Public Hearing, Discussion & Possible Action on **Ordinance #2023-18** Authorizing amendments to the City of Gonzales Code of Ordinances Chapter 14, Articles 14.200, 14.400 and 14.600 related to the addition of new land uses for Bakery, commercial; Bakery, retail; Bar; Brewery/Distillery/Winery, industrial; Bar; Brewery/Distillery/Winery, craft; and Brewpub; associated land use definitions and off-street parking regulations.

Mayor Sucher opened the Public Hearing at 7:10 p.m

Zoning Administrator, Kristina Vega spoke in favor of Authorizing amendments to the City of Gonzales Code of Ordinances Chapter 14, Articles 14.200, 14.400 and 14.600 related to the addition of new land uses for Bakery, commercial; Bakery, retail; Bar; Brewery/Distillery/Winery, industrial; Bar; Brewery/Distillery/Winery, craft; and Brewpub; associated land use definitions and off-street parking regulations. In review of the existing Zoning Ordinance and in discussion with potential developers determined that there were a few uses that were not currently included withing the code. Classification of New and Unlisted Uses can be created within the Zoning Ordinance based on Section 14.402, which states when new types of land use will develop, and forms of land use not presently anticipated may seek to locate in the city. If the city manager is unable to classify the use under one of the existing listed uses, then the city manager shall initiate a zoning text amendment pursuant to procedures set forth in section 14.902, Zoning Text and Map Amendments.

A notice was published in the newspaper for three consecutive weeks beginning on November 16, 2023, and posted on the City's website and at City Hall beginning on November 14, 2023.

No other comments were made.

Mayor Sucher closed the Public Hearing at 7:15 p.m.

ACTION: Items 4.4

APPROVED

Council Member Koepp moved to approve **Ordinance #2023-18** Authorizing amendments to the City of Gonzales Code of Ordinances Chapter 14, Articles 14.200, 14.400 and 14.600 related to the addition of new land uses for Bakery, commercial; Bakery, retail; Bar; Brewery/Distillery/Winery, industrial; Bar; Brewery/Distillery/Winery, craft; and Brewpub; associated land use definitions and off-street parking regulations. Council Member Kridler seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

STAFF/BOARD REPORTS

5.1 Finance Director, Laura Zella will provide feedback on any questions regarding:

- Financial Reports for funds as of November 30, 2023
- Cash & Investment by Fund as of November 30, 2023

No questions were asked regarding the report.

5.2 City Manager, Tim Crow will update the City Council on the following:

- Timeline on Capital Improvement and Departmental Projects
 - Recently Completed Projects
 - Projects Currently in Process
 - Upcoming Projects

CONVENE INTO CLOSED SESSION:

The Council convened into closed session at 7:36 p.m.

CLOSED SESSION

- 6.1 (1) 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) Unopened portion of College Street
- (2) Pursuant to Section 551.074 of the Texas Government Code, the City of Gonzales will consult in closed session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
- A) City Manager Evaluation
- (3) 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) to include the following matters:
- A) 510 St. Paul Street

RETURN TO OPEN SESSION

The Council convened into open session at 8:25 p.m.

- 7.1 Discuss, Consider & Possible Action regarding matters discussed in closed session, and/or other actions necessary or recommended related to such discussions in closed session

Agenda Item 6.1(3)(A) Mayor Sucher asked for a motion to accept the amended real estate contract as presented for 510 St. Paul Street. Council Member Miller moved to accept the amended real estate contract as presented for 510 St. Paul. Council Member Koepp seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

Agenda Item 6.1 (2)(A) Mayor asked if there was any action resulting from Closed Session. Council Member Koepp moved to continue employment with City Manager Crow and provide an increase to \$140k per year, effective with the next pay period. Council Member Miller seconded. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 7.2 Discuss, Consider & Possible Action on **Ordinance #2023-19** Closing and Abandoning to the abutting property owner, Portions of certain unimproved streets lying within the municipal boundaries and authorizing the City Manager to execute the real property contract

ACTION: Item 7.2

APPROVED

Council Member Koepp moved to approve **Ordinance #2023-19** Closing and Abandoning to the abutting property owner, Portions of certain unimproved streets lying within the municipal boundaries and authorizing the City Manager to execute the real property contract. Council Member Kridler seconded the motion. Mayor Sucher 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. Mayor Sucher asked to have a presentation by The Edwards Association and discussion on renaming a city street to Dr. Martin Luther King Jr. Council Member Miller request to have discussion on the voting/ballot process for the City Council appointed boards, commissions, and committees. Council Member Koepp request and update in relation to the Beautification and Design Board.
- 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 Kridler and second by Council Member Miller, the meeting was adjourned at 8:34 p.m.

Approved this 8th day of January 2024.



Mayor, S.H. Sucher



Kristina Vega, City Secretary