



# **CITY OF GIDDINGS**

Joel Lopez, Mayor  
Alan Casey, Mayor Pro-Tem  
Linda Pruitt  
Jacob Janda  
Mark D. Muniz  
Kevin Rinn  
Heather Garner, Interim City Manager

## **GIDDINGS CITY COUNCIL REGULAR MEETING MINUTES**

**MONDAY, SEPTEMBER 8, 2025 AT 7:00 P.M.**

**CITY COUNCIL CHAMBERS, 118 E. RICHMOND ST. GIDDINGS, TEXAS 78942**

**1) CALL TO ORDER:**

The meeting was called to order by Mayor Joel Lopez at 7:04 p.m. with the following present:

Members present: Mayor Joel Lopez, Mayor Pro-Tem Alan Casey, City Council Members: Linda Pruitt, Jacob Janda 20-minutes late, Mark Muniz, Kevin Rinn 7-minutes late. Not present- Linda Pruitt

Staff Present: Interim City Manager/Finance Director Heather Garner, Director of Public Services Kenny Ray, City Secretary Andrea Ray, Code Enforcement Officer Eric Cupit, City Police Chief Bill Weems, Human Resource Angie Stanfield, Municipal Court Clerk Rachel Grube, Director of Library Jessie Akins.

**2) PLEDGE TO THE AMERICAN AND TEXAS FLAG:** Were said.

**3) INVOCATION AND WELCOME:** Pastor Monica Smith from First Presbyterian Church gave the invocation and Mayor Joel Lopez welcomed all in attendance.

**4) ANNOUNCEMENTS:** None

**5) PRESENTATIONS AND PROCLAMATIONS:** None

**6) CITIZENS COMMENTS:** Each citizen was allowed to speak for 3 minutes each.

1) Pam Hutchinson- Library Community Room.

2) Janie Foly- Word Wrangler Book Festival.

3) Director of Library Jessie Akins- Process Word Wrangler Book Festival.

**7) CONSENT AGENDA:** The following items are considered to be self-explanatory by this City Council and will be enacted with one motion. There will be no separate discussion of this item unless a City Council Member so requests.

a. Approval of the City Council Regular Meeting Minutes held on Monday, August 25, 2025.

A motion was made by Mayor Pro-Tem Alan Casey and seconded by City Council Member Mark Muniz to approve the City Council Regular Minutes held on Monday, August 25, 2025.

Motion carried by the following vote:

Ayes: City Council Members: Casey, Muniz, Rinn.

Nays: None.



# ***CITY OF GIDDINGS***

Joel Lopez, Mayor  
Alan Casey, Mayor Pro-Tem  
Linda Pruitt  
Jacob Janda  
Mark D. Muniz  
Kevin Rinn  
Heather Garner, Interim City Manager

- 8) **PUBLIC HEARING:** The City of Giddings Council will hold a Public Hearing regarding a Zoning Change Application filed by Mark Jaehne of J-Mar Community Park LLC, requesting that Block 277, lots 1,2, 8 thru 10 located on S. Waco and S. Titus St. be rezoned from Residential (R-1) to Manufactured Housing (MH) in order to expand his mobile home park.

Mayor Joel Lopez opened the public hearing at: 7:22p.m.

Amanda Miller from J-MAR Park read two letters from Brianna Segura and Mikayla.

Brianna stated in the letter the mobile home park is quiet, safe and affordable for people like myself to live here. Mark has made sure the lots stay clean and kept up with. I feel safe raising my 3 children in this community and it is great opportunity for someone who can't afford 300k house to make a start for affordable homes. I hope you will consider this letter as voice for the families who are just trying to start somewhere and allow Mark to add these homes to our community so more families can have homes of their own.

Amanda Miller read another letter from Mikayla- I am truly thankful for the opportunity Mark has given me and my family. Me and my partner are very young and we were given the blessing of eventually owning a home. This community is quiet and safe; I grew up on this same street and now my kids get to do the same.

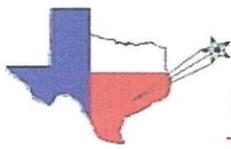
Vickie Andreson spoke for the J-Mar Park in which she lives in. This is a quiet, safe and nice neighborhood. This is an opportunity for people to have affordable housing. I work for the state and if I didn't have the opportunity I could not live here in Giddings.

At this time Spencer Schneider presented to tell the back story of the 5 city lots and stated I spoke too the previous owner before they even thought about selling this property. He wanted to know what he could do with these lots. There is a problem you have with 5 lots three of the lots are on the West side of 20 ft alley. These lots do face the Ellis St. big ditch. You really cannot do anything with these lots. If you were to build on all 5 lots there is no way to get these houses, you would have to go through the mobile home park to get to the houses. The land sold to Mark Jaehne thinking he could extend his mobile home park. This land will be used for the best use of the land. The entrance they use is a 20ft alley which will never sell because it has a sewer line running down the middle of the alley. Spencer stated Chris Cones use to own the mobile home park. The 80 ft use is La Grange St. and it dead-ends into the Ellis St. ditch. Chris went to the Planning and Zoning Commission and then to the City Council. Chris was able to purchases 80ftx250ft of La Grange St. and put 4 more mobile homes in the mobile home park. Spencer stated the best use for the property.

Mayor Joel Lopez closed the public hearing at 7:31 p.m. with no one else wishing to speak.

9) **NEW BUSINESS:**

- a. Discuss and take possible action regarding Zoning Change Application filed by Mark Jaehne of J-Mar Community Park LLC, requesting that Block 277, lots 1,2, 8 thru 10 located on S. Waco and S. Titus St., be rezoned from Residential (R-1) to Manufactured Housing (MH) in order to expand his mobile home park.



# *CITY OF GIDDINGS*

Joel Lopez, Mayor  
Alan Casey, Mayor Pro-Tem  
Linda Pruitt  
Jacob Janda  
Mark D. Muniz  
Kevin Rinn

Heather Garner, Interim City Manager

Interim City Manager Heather Garner presented this to Mayor and City Council. The P&Z recommendation is to not approve this property to be rezoned from R1 to MH. Code Official Eric Cupit, and Mark Jaehne will be able to answer any questions.

Code Enforcement Officer Eric Cupit stated Mark Jaehne went through the process we have in place he filled the application and paid the application fee and I sent out 60 letters to the homeowners of surrounding 500 ft. The city did get 3 letters back opposing the mobile home park to expand. Mayor Joel Lopez asked can you tell us more about the Planning & Zoning Commission Meeting. They denied this, I feel like personal thoughts and issue affected the decision with them having manufactured homes next to their residents.

Interim City Manager Heather Garner stated the 3 letters' opposing and we had two ladies come to speak at the Public Hearing for the P&Z Meeting they favored with the opposing citizens. Heather stated we had a total of five people to oppose the extension of the mobile home park. Mayor Pro-Tem Alan Casey stated I served for some years on the P&Z Commission Board. We were given pretty good information that Giddings was trying to get away from bring the mobile homes into the city. It is ok to move out an old mobile home and to bring a new one, but allow new homes to be brought in unless they went through the process and that ordinance was passed long before my time. I have a feeling the P&Z Board has heard the same thing as I was told when I served on the P&Z Board. I would hope they are not using their personnel feeling unless they are neighbors were this is taking place. The P&Z is brought forth to review cases by cases and they are all different. I feel our current P&Z was told the instructions at one point of time. I want to make sure someone represents for the P&Z Board.

Mark Jaehne introduced himself to Mayor and City Council. We bought the J-Mar park and one of things we wanted to do is upgrade the park with new manufactured homes. We have not moved in any old homes into the park. In fact, we have moved all the older homes out. We would like to go with new homes we have been very successful and have a waiting list for the park. From all the tenants they spoke on affordable and that is something City Council really needs to think about most people cannot afford 300-400k house here in Giddings and we have added new mobile homes to the park. One year ago, Mr. Govan approached me buying this property, he told me he had investors wanting to buy it but the deal fell through for being in a flood plain. I have maps to pass out to Mayor and City Council to show the flood plain area. I have a video to share with you all to show the grown up the weeds area and what it looks like before and after. We shredded and cleaned up the land we bought. It just makes sense we can put a road on to the property and add 6-7 more mobile homes to the park. I didn't think when I bought the land it would be big deal I thought I could just ad on to the park. Mark stated he has quite a bit of land in Giddings and I have been able to buy property and to remodel and rent it. There have been some pretty nasty properties we have bought and cleaned up in the city limits and turned it into affordable housing for the citizens here in Giddings. With the J-MAR Park we have a clean park, fire proof, new trailers with skirting side walks and drive ways and new air conditioners for under \$80,000.00 dollars. For a smaller family I think this is something Giddings needs. I have lived here all my life I feel that there is not enough housing here Giddings.



# *CITY OF GIDDINGS*

Joel Lopez, Mayor  
Alan Casey, Mayor Pro-Tem  
Linda Pruitt  
Jacob Janda  
Mark D. Muniz  
Kevin Rinn  
Heather Garner, Interim City Manager

If, we bring an industry into Giddings, there is not enough housing to house all the family's to move in. Teachers need affordable housing and you can ask my ladies that work at the office we cannot find enough housing for people who call. The reason why is because I don't have it. For me, it is important the town of Giddings is growing and needs housing for the new comers. I feel, like I am doing the best I can for people who need housing. At this time Mark showed the video of before and after of the shredded areas, pictures were available for new drive ways, new homes, new sidewalks, and new porches. We are dealing with Clayton Homes no low end manufactures for the trailers. No, old trailer will be put into the park only new trailers and we putting another \$20,000.00 for drive ways and sidewalks, porches. I have a personnel opinion about the P&Z Board the issue I heard from them was individual stories they had problem with a mobile home trailer because it was grandfather in. I was thinking if, I was on the board and I had a problem like that I would recuse myself from the board. Only two people wanted to talk and they were the ones to make the motions. When you send out 60 letters to people and you get three people to respond and actually one of the lady's Melba Casto, I went to talk to her and she thought the trailer park was going on the opposite side and I cleared that up with her. She said she understood and then it will be fine. Mrs. Deloris Jones just a rental property and did not give a reason why she didn't want the zoning change. Mrs. Clara Weixel, I went to the house and it looks like no one lives there she lives in Houston. Two of three people that responded to this don't live there. 60 people and only three said no you are talking only 3%. This 3% could stop me from putting 5 or 6 trailers in and could increase the city's tax dollars of half a million dollars. You can ask Eric and Spencer I don't cut corners and I have spent more money than what it calls for. We are going to do what it takes to put these trailers in there. You have to put a road in and the expenses will succeed, there will be infrastructure, electric, water and sewer. I need these spots to get affordable housing our citizens. Mayor Pro-Tem Alan Casey asked do you sell the lots? Mark stated no we just sell them the trailer and lots are rented and maybe years down the road they can move out to the country or maybe buy a house. Mark presented pictures to Mayor and City Council of the work that has been done on the trailer park, it showed new trailers, new porches, skirting and concrete driveways. The road that goes through the trailer park we are getting bids on asphalt to cover that road, this is the one we will extend for the placement of the new trailers to have access.

City Council Member Kevin Rinn stated there is a lot good information from both sides I see the arguments trying to get affordable housing and the best of utilizing these lots, I also understand the Planning and Zoning trying to get away from mobile homes in the city. These is too much to process, I would like to postpone till next City Council Meeting, we need put more thought into the zoning change. I know the best use of these lots and affordable housing. Mark Jaehne stated you may call me and we can talk I am for growing Giddings for more affordable property to rent. I understand their mission the city has an ordinance that states we are trying to get away from mobile homes is this correct? Alan Casey stated they go through the process. Code Enforcement Officer Eric Cupit stated the ordinance you cannot bring any more mobile homes into the city limits; a mobile home was built prior June 15, 1979 anything after that is HUD Home and is consider a new manufactured home, so the only thing they can bring in now is a new manufactured home any individual has to go through the conditional use process, not a mobile home there is a difference.

Monday, September 8th, 2025 City Council Regular Meeting Minutes



# CITY OF GIDDINGS

Joel Lopez, Mayor  
Alan Casey, Mayor Pro-Tem  
Linda Pruitt  
Jacob Janda  
Mark D. Muniz  
Kevin Rinn

Heather Garner, Interim City Manager

Mayor Joel stated this way we have the Planning and Commission Board. City Council Mark Muniz stated we have them doing their job and if we go against them or around them they are doing the leg work, then they bring it to us and I am just going by what they say and we need to look into more to see why they are saying no.

A motion was made by City Council Member Kevin Rinn to postpone this agenda item for the next City Council Meeting.

- b. Discuss and take possible action regarding the Special Event “Public” application from the Giddings High School Student Council to host a Fun Walk Run from the First Baptist Church and Whispering Oaks Loop on Friday, December 12, 2025, between 7:00 p.m. - 9:00 p.m.

Interim City Manager Heather Garner presented this to Mayor and City Council. Amy Fromme with the GHS FCA would like to close the roads in the Whispering Oaks Subdivision for the Merry Christmas Mile fundraiser. High School Student Council to host a Fun Walk Run from the First Baptist Church and Whispering Oaks Loop on Friday, December 12, 2025, between 7:00 p.m. - 9:00 p.m. Amy Fromme stated we were asked to bring it back, it was awesome last year and all the kids are asking if we are going to have it again. Mayor Joel asked any complaints from last year. No sir, I had the kids walk the route and let all the community know, we didn’t have any issue or complaints.

A motion was made by City Council member Kevin Rinn and seconded by Mark Muniz to approve Special Event “Public” application from the Giddings High School Student Council to host a Fun Walk Run from the First Baptist Church and Whispering Oaks Loop on Friday, December 12, 2025, between 7:00 p.m. - 9:00 p.m.

Motion carried by the following vote:

Ayes: City Council Members: Casey, Janda, Muniz, Rinn.

Nays: None.

- c. Discuss take possible action to approve the contract for the Grant Engineering Services for the GLO Community Development Block Grant- Mitigation (CDBG-MIT) Regional Mitigation Program.

Interim City Manager Heather Garner presented this to Mayor and City Council. This is the contract between the City and Strand Associates for engineering services for the GLO grant.

A motion was made by Mayor Pro-Tem Alan Casey and seconded by Keivn Rinn to approve the contract for the Grant Engineering Services for the GLO Community Development Block Grant- Mitigation (CDBG-MIT) Regional Mitigation Program.

Motion carried by the following vote:

Ayes: City Council Members: Casey, Janda, Muniz, Rinn.

Nays: None.

- d. Discussion only regarding zoning ordinances, subdivision regulations, and building code updates.

Interim City Manager Heather Garner presented this to Mayor and City Council. If there are any ordinances you would like to see updated or amended; we can start that process. Included in your packets are a few of



# CITY OF GIDDINGS

Joel Lopez, Mayor  
Alan Casey, Mayor Pro-Tem  
Linda Pruitt  
Jacob Janda  
Mark D. Muniz  
Kevin Rinn  
Heather Garner, Interim City Manager

the ordinances that have been mentioned, but we can take any or all of them. Keep in mind that any changes made will apply to future applications and permits.

## 9) CITY MANAGER'S REPORT AND ANNOUNCEMENTS:

### a. Upcoming Meetings:

- i. Tuesday, September 9<sup>th</sup> at 6pm – Parks Board
- ii. Thursday, September 11<sup>th</sup> at 5pm – P&Z Workshop and Meeting
- iii. Monday September 15<sup>th</sup> at 11:30pm – Beautification Committee

### b. Project Updates:

- i. RED Downtown Improvements – Sidewalks, ramps, light poles, striping, and signage are complete. The next step is the bandstand, which will begin after Fiesta and is scheduled to wrap up before Oktoberfest. It looks like we'll also be able to add the additional parking within the grant funding.
- ii. EDA Railroad Bore – The workplan has been approved. We're now finalizing costs with the grant administrator and scheduling construction.
- iii. LCRA CDPP – The Veterans Park restrooms are complete, and Simmang Park restrooms are nearly finished. We'll begin the grant closeout process soon.
- iv. 12-inch waterline - The line is complete. We're holding off on tying it into the ground storage tank until citywide water consumption drops a little so we can safely drain the tank.

c. All but one of the leased vehicles ordered for FY 24/25 have been delivered, and orders for FY 25/26 are in place. We've now come full circle with this program and are starting to see the benefits more clearly. The first round of leases from four years ago is wrapping up, which means we can roll the equity from those vehicles into the new ones.

Utility bills have been running high last month and this month, mainly due to summer heat and high-water usage. We're happy to review accounts if anyone feels there's an error, but most complaints are tied to high consumption. Thankfully, it's a bit cooler today. Hopefully that trend continues.

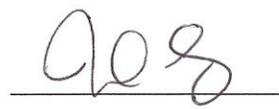
## 10) ADJOURNMENT:

Mayor Joel Lopez adjourned the meeting at 8:11p.m. Monday, September 8<sup>th</sup>, 2025.

ATTEST:

  
Andrea Ray, City Secretary



  
Joel Lopez, Mayor