

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 SPECIAL MEETING MINUTES

TUESDAY, OCTOBER 14, 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 7:05 p.m. with the following present:

Members present: Mayor Joel Lopez, Mayor Pro-Tem Alan Casey, City Council Members: Linda Pruitt, Jacob Janda, Mark Muniz, Kevin Rinn

Staff Present: Interim City Manager/Finance Director Heather Garner, Director of Public Services Kenny Ray, City Secretary Andrea Ray, Code Enforcement Officer Eric Cupit, 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: Mayor Joel Lopez gave the invocation and welcomed all in attendance.

4) ANNOUNCEMENTS: None

5) PRESENTATIONS AND PROCLAMATIONS: None

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

Randie Maass asked for a 4-way stop at the intersection of Leon St. and Richmond St.

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, September 22, 2025.

A motion was made by City Council Member Jacob Janda and seconded by City Council Member Linda Pruitt to approve the City Council Regular Minutes held on Monday, September 22, 2025.

Motion carried by the following vote:

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

Nays: None.

8) PUBLIC HEARING: Consider public testimony regarding the original zoning of 8.849 acres generally located east of the Whispering Oaks Subdivision, near the intersection of Acorn Street and Sunrise Avenue, to the R-1 (Single Family Residential) zoning district.

Mayor Joel Lopez opened the public hearing at 7:09 p.m.

Mr. Floyd Kasper spoke first, stating he has 5 parcels of land where the subdivision would back up to his land. Floyd stated this would impact the drainage of water in the neighborhood of Whispering Oaks. The traffic in the area would increase. Mr. Kasper stated he presented a petition at the Planning &



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Zoning Committee Meeting and noted that it was in the packet for City Council, please look this over and see how many residents do not want this in the Whispering Oaks Subdivision. Floyd stated he is asking the Mayor and City Council to consider to Zone the area A/R (Agricultural/Residential).

Jake Horne was next to speak; he stated the drainage of run-off water would be a problem in this area. The new subdivision would bring in more traffic and the kids could not play in the streets or ride their bikes.

Cleo McComas was the last to speak and she stated her concerns were drainage for the water and the traffic so kids in area could play safely in the neighborhood.

Mayor Joel Lopez closed the public hearing at 7:16 p.m. with no one else wishing to speak.

9) NEW BUSINESS:

- a. Discuss and take possible action on Ordinance No. 911 zoning 8.849 acres generally located east of the Whispering Oaks Subdivision, near the intersection of Acorn Street and Sunrise Avenue, to the R-1 (Single Family Residential) zoning district.

Interim City Manager/Finance Director presented this agenda item to Mayor and City Council. The recently annexed property is currently unzoned and has been proposed for designation as R-1 (Single-Family Residential) to allow for low-density residential development consistent with the surrounding neighborhood within the city limits. Based on the preliminary plat submitted—which is subject to change before final plat approval—R-1 zoning would allow for approximately 31 buildable lots, not including lots reserved for drainage (pending any drainage, flood, or other engineered studies).

The Planning and Zoning Commission recommended that the property be zoned A/R (Agricultural/Residential), similar to adjacent properties outside the city limits. This zoning would implement a 2-acre minimum lot size, resulting in approximately 4 buildable lots.

A petition has also been submitted opposing the R-1 zoning request.

If the Council wishes to approve R-1, a supermajority vote is required due to the petition and P&Z recommendation. At least 4 of the 5 councilmembers must vote in favor.

If the Council wishes to approve A/R, only a simple majority vote is required. In that case, the preliminary plat would no longer apply, and the subdivision process would restart under the A/R standards.

A motion was made City Council Member Jacob Janda and seconded by City Council Member Linda Pruitt to adopt Ordinance No. 911 zoning 8.849 acres generally located east of the Whispering Oaks Subdivision, near the intersection of Acorn Street and Sunrise Avenue, to A/R (Agricultural/Residential) zoning district.

Motion carried by the following vote:

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

Nays: None



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- b. Discuss and take possible action to approve the Escondido Oaks preliminary plat, generally located east of the Whispering Oaks Subdivision, near the intersection of Acorn Street and Sunrise Avenue.

Zoning District follows from Line item 9) a. to A/R (Agricultural/Residential) no Escondido Oaks preliminary plat will need to be approved. NO ACTION TAKEN

- c. Discuss and take possible action on the City of Giddings 2026 Holiday Schedule.

Interim City Manager Heather Garner presented this to Mayor and City Council. Each year, the City Council adopts an official holiday schedule for City employees. The proposed 2026 Holiday Schedule aligns with federal and state holidays and maintains the same number of holidays as previous years. approval of the schedule allows departments to plan in advance for staffing and service adjustments.

A motion was made Mayor Pro-Tem Alan Casey and seconded by City Council Member Mark Muniz to approve the City of Giddings 2026 Holiday Schedule.

Motion carried by the following vote:

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

Nays: None.

- d. Discuss and take possible action adopt on Resolution No. 587-2025 authorizing the Mayor to execute a Non-Exclusive License Agreement with FiberLight, LLC for the Use of City Public Right of Way for Network Facility Installation.

Interim City Manager Heather Garner presented this to Mayor and City Council. FiberLight, LLC has requested to install and maintain network facilities within the City's public right-of-way to expand fiber communications infrastructure. A Non-Exclusive License Agreement has been drafted to establish term for use of City property, insurance, and compliance requirements. This agreement is consistent with similar right-of-way use agreements previously approved by Council.

A motion was made Mayor Pro-Tem Alan Casey and seconded by City Council Member Jacob Janda to adopt Resolution No. 587-2025 authorizing the Mayor to execute a Non-Exclusive License Agreement with FiberLight, LLC for the Use of City Public Right of Way for Network Facility Installation.

Motion carried by the following vote:

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

Nays: None.

- e. Discuss and take possible action to adopt Resolution No. 588-2025 designating Interim City Manager Heather Garner as the authorized official for the Virtual Reality Training Simulator Program Grant No. 5341101.

Interim City Manager Heather Garner presented this to Mayor and City Council. The City has been awarded Virtual Reality Training Simulator Program Grant No. 5341101, supporting Law enforcement training initiatives. The grant requires designation of an authorized official to manage the grant and execute related documents. Spencer was previously named by resolution as the AO, so this will need to be updated to with the criminal justice grant program in order to receive the funds.



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A motion was made City Council Member Jacob Janda by and seconded by City Council Member Linda Pruitt to adopt Resolution No. 588-2025 designating Interim City Manager Heather Garner as the authorized official or the Virtual Reality Training Simulator Program Grant No. 5341101.

Motion carried by the following vote:

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

Nays: None.

- f. Discuss and take possible action on Resolution No. 589-2025 for the Lee County Appraisal District Board of Directors Nominations.

Interim City Manager Heather Garner presented this to Mayor and City Council.

Each taxing entity within Lee County may nominate candidates to serve on the Lee County Appraisal District Board of Directors for the upcoming term. The City Council may nominate individuals to be placed on the county wide ballot for consideration. Candidates that have expressed interest are returning members David Legere, Martin Schubert, Jason Locke, and John Schumann. There is one vacancy to be filled, and Spencer Schneider has expressed interest in serving in that position.

A motion was made City Council Member Jacob Janda by and seconded by City Council Member Linda Pruitt to adopt Resolution No. 589-2025 for the Lee County Appraisal District Board of Directors Nominations.

Motion carried by the following vote:

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

Nays: None

- g. Discuss and take possible action on Resolution No. 590-2025 declaring a 1995 International Rescue Truck as surplus property and authorizing the Mayor to execute a bill of sale for said Rescue Truck.

Interim City Manager Heather Garner presented this to Mayor and City Council. A 1995 International Rescue Truck is no longer in active service and has been replaced with newer equipment. In accordance with City policy, staff solicited sealed bids for the truck and received one bid of \$18,000. Staff recommends declaring the vehicle as surplus property and authorizing the Mayor to execute a bill of sale to complete the transaction with the successful bidder.

A motion was made by City Council Member Linda Pruitt and seconded by Mayor Pro-Tem Alan Casey to adopt Resolution No. 590-2025 declaring a 1995 International Rescue Truck as surplus property and authorizing the Mayor to execute of bill of sale for said Rescue Truck.

Motion carried by the following vote:

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

Nays: None



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- h. Discuss and take possible to adopt Ordinance No. 910 amending rates for residential and commercial electric, water and sewer service within and outside of the city.

Interim City Manager Heather Garner presented this to Mayor and City Council. City staff outsourced an extensive utility rate study to NewGen, who presented their findings at a previous Council meeting. The study evaluated electric, water, and sewer rates for both residential and commercial customers, considering current operating costs, capital replacement needs, debt service requirements, and desired cash-on-hand targets. The proposed rates in this ordinance reflect NewGen's recommendations and are part of a five-year financial plan to ensure sustainable utility operations and fund long-term infrastructure needs. For the average residential customer, the combined monthly water, wastewater, and electric bill would increase about \$20.

A motion was made by Mayor Pro-Tem Alan Casey and seconded by City Council Member Mark Muniz to adopt Ordinance No. 910 amending rates for residential and commercial electric, water and sewer service within and outside of the city.

Motion carried by the following vote:

Ayes: City Council Members: Casey, Pruitt, Muniz,

Nays: Janda, Rinn

- i. Discuss and take possible action to adopt Resolution No. 592-2025 authorizing the Interim City Manager to execute a Licensing Agreement with Zoch Net Dealerships LLC for the use of City poles for communications attachments.

Interim City Manager Heather Garner presented this to Mayor and City Council. This agreement is a direct result of the pole attachment audit the City outsourced last year. The audit provided an accurate count of communications attachments on City-owned utility poles, allowing the City to ensure rental charges are accurate and equitable. The agreement establishes terms for use, maintenance, and liability consistent with standard industry practice.

A motion was made by City Council Member Jacob Janda and seconded by Mayor Pro-Tem Alan Casey to adopt Resolution No. 592-2025 authorizing the Interim City Manager to execute a Licensing Agreement with Zoch Net Dealerships LLC for the use of City poles for communications attachments.

Motion carried by the following vote:

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

Nays: None



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- j. Discuss and take possible action on Resolution No. 593-2025 authorizing the Mayor to execute Change Order No. 1 with ML Contracting, Inc. for the Rural Economic Development Downtown Improvements Project.

Interim City Manager Heather Garner presented this to Mayor and City Council. The City’s Rural Economic Development Downtown Improvements Project with ML Contracting, Inc. requires Change Order No. 1 to address adjustments in quantities and materials discovered during construction. The proposed change order reflects these updates within the approved project budget and timeline

A motion was made by City Council Member Jacob Janda and seconded by Mayor Pro-Tem Alan Casey to adopt Resolution No. 593-2025 authorizing the Mayor to execute Change Order No. 1 with ML Contracting, Inc. for the Rural Economic Development Downtown Improvements Project.

Motion carried by the following vote:
 Ayes: City Council Members: Casey, Pruitt, Janda, Muniz, Rinn.
 Nays: None

10) RECESS INTO EXECUTIVE SESSION:

- a. Consider Executive Session as authorized by §551.074 Government Code, related to the evaluation of Interim City Manager Heather Garner and the search for a permanent City Manager.

Mayor Joel Lopez closed the Regular Session at 7:48 p.m. to convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.074 –Personnel Matters.

11) RECESS INTO REGULAR SESSION:

Mayor Joel Lopez adjourned the Executive Session at 8:17 p.m. and reconvened the Regular Session, stating that no final actions, decisions, or votes were had during the Executive Session.

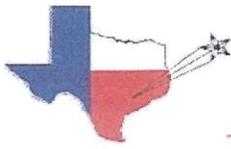
- b. Discuss and take possible action on Resolution No. 591-2025 approving a salary increase for Interim City Manager Heather Garner.

A motion was made by Mayor Pro-Tem Alan Casey seconded by City Council Member Linda Pruitt to adopt Resolution No. 591-2025 approving a salary increase for Interim City Manager Heather Garner.

Motion carried by the following vote:
 Ayes: City Council Members: Casey, Pruitt, Janda, Muniz, Rinn.
 Nays: None

12) CITY MANAGER'S REPORT AND ANNOUNCEMENTS:

- a. The Lehman Foundation gave \$2,600 to the Animal Shelter to purchase items for their medical room. It’s wonderful to see the organization that gave so much to open the shelter still be so willing to help.



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- b. Bruce and the Electric Department visited the schools today to showcase their bucket trucks and talk with Pre-K through 3rd grade students. The crew was a huge hit and definitely the highlight of the day! I'll send out some pictures soon.
- c. Please let Andrea know if you'd like to participate in the Homecoming Parade so we can make sure we have enough trucks available.
- d. Project Updates:
 - i. RED – Steel for the bandstand is scheduled to be delivered Thursday, with construction to start Friday. We've been assured it will be usable for Oktoberfest.
 - ii. Substation Load Shed Improvements – LCRA is installing relays that will allow us to shut off specific sections of the city rather than the entire system during load-shed events.
 - iii. Tree Trimming & Holiday Prep - Major tree trimming is scheduled for November to clear powerlines. Bruce is also working on securing a large community Christmas tree.
 - iv. A concrete drainage ditch from 290 south to Cuero Street (almost to ace hardware) has been cleaned of weeds and brush.
 - e. Code Compliance – approximately 15 new homes have been constructed, around 500 permits were issued, and more than 40 junk vehicles have been tagged and remedied.
 - f. Council should have received an email with a community petition regarding the police department. We have reviewed the matters included and will be addressing them according to policy. If you have any questions or further direction, please reach out any time.
 - g. Upcoming dates:
 - i. Homecoming Parade – Tomorrow, October 15th.
 - ii. TxDot US77 Bridge PreCon Meeting – Tuesday, October 21st at 1:30
 - iii. Oktoberfest – Saturday October 25th.
 - iv. Christmas Party – Friday, December 12th.

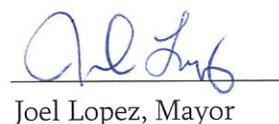
13) ADJOURNMENT:

Mayor Joel Lopez adjourned the meeting at 8:28 p.m. Tuesday, October 14th, 2025.

ATTEST:


Andrea Ray, City Secretary




Joel Lopez, Mayor