



Lisa B. Pierce, Mayor

Sylvia Apodaca
Mike Grant
Mike Martin

Joe Salazar
Thomas Hernandez
Janeshia Grider

CITY COUNCIL MINUTES
REGULAR MEETING
THURSDAY, FEBRUARY 25, 2021 – 7:00 P.M.
CITY HALL COUNCIL CHAMBER
112 BAUMAN, KIRBY, TX 78219

1. **Call Meeting to Order**

Mayor Pierce called the meeting to order at 7:00 P.M.

2. **Invocation and Pledge of Allegiance to the Flag**

Mayor Pierce led the invocation and pledge of allegiance to the flag.

3. **Mission Statement**

“The City of Kirby is dedicated to delivering excellent municipal services to our community in a fiscally responsible manner.”

4. **Roll Call**

PRESENT

Mayor Pierce
Mayor Pro-Tem Grant
Council Member Apodaca
Council Member Hernandez
Council Member Martin
Council Member Grider

ABSENT

Council Member Salazar

5. Citizen Participation

1. Chris Garza – He expressed his concern about Council bringing to light a part of his past. He further expressed his concerns about City staff.

2. Susan Street – She said, “Always plan ahead.” She thanked the employees who worked through the cold and snow last week to keep the water service on and answer emergency calls. She inquired about the City’s Emergency Management Plan and what steps will be taken in the future to be prepared for power outage this summer.

3. Mandy Mann-Olvera – She said she will wait for the agenda item.

4. Patricia Mann – She thanked the Police Department, Fire Department, Public Works and Administration for working during the winter storm to keep citizens informed and safe.

6. Consideration Of And Action On Minutes

a. Regular Meeting – February 11, 2021

Council Member Apodaca moved to accept the February 11, 2021 minutes; seconded by Council Member Hernandez. The motion carried with a 6-0 vote.

7. Presentation

a. Presentation And Report On Snow Storm

City Manager Vernon provided an in-depth report identifying the time and dedication of each department that worked diligently throughout the winter storm. The City has an Emergency Management Plan and are a part of Bexar County Emergency Management System. Mayor Pierce is the official Emergency Management Coordinator. Captain William Hilburn has duties associated with the Emergency Management Plan. Ms. Vernon provided information on the Plan. The biggest problem in Kirby was that CPS Energy equipment failed. There will be a representative of CPS Energy who will be providing information this evening. The representatives were Nancy and Melissa. They provided an update on the weather event that occurred and the lost of power and the reason why the loss occurred. ERCOT was notified by CSP Energy. There was a high demand on the usage. Nancy explained there will be disaster relief available through FEMA. Melissa explained the switch gear issue in Kirby is under investigation.

Mayor Pierce expressed how proud she is of City staff and expressed her appreciation for their dedication. She is proud to live in Kirby. Our public works staff was able to maintain water supply the entire winter storm. We did not have to boil our water.

8. Public Hearing

- a. On The Use Of The Property From The Current Zoning Of Commercial, District (C-2) To Single Family Dwelling District (R-1) For The Property Located At Lot 20-B, Block 3, CB 5941, Known As 414 Edalyn St., Kirby, TX 78219, Bexar County, Texas.

Mayor Pierce closed the regular meeting and opened the public hearing at 8:12 P.M.

There was not anyone signed up to speak on this request.

- b. On The Property Located At CB 5941 BLK 5 LOT 47; Otherwise Known As 205 Hedwig, Kirby, TX 78219, Which Is Zoned Commercial District (C-2) To Be Used As Single Family Dwelling District (R-1).

Mandy Mann-Olvera, Owner, stated her contractors have been working on the property for a while. She inherited the property and learned the property was zoned commercial when the contractors applied for their permits. The previous resident occupied the home many years and after the resident moved out, she saw the property needed upgrading. She said she is requesting residential use.

- c. On The Property Located At CB 4018G (SPRINGFIELD INDUSTRIAL PARK), Lot 6, Otherwise Known As 1456 Springfield Road, Kirby, TX 78219, Which Is Zoned Light Industrial (LI) To Be Used For The Following Purpose: Parking Of Construction Equipment And Trucks. Also, Will Fence The Property And Store Dirt On Site.

There was not anyone signed up to speak on this request.

Mayor Pierce closed the public hearing at 8:17 P.M. and reconvened the regular meeting.

9. General Discussion And Possible Action

- a. Discussion And Possible Action On Ordinance No. O-2021-892 Granting A Specific Use Permit for The Property Located at NCB 5941A BLK 1 Lot W IRR 150.59 Ft Of 17, Otherwise Known As 121 Edalyn, Kirby, TX 78219, Which Is Zoned Commercial, Office And Retail (C-2) District To Be Used As A Single Family Dwelling.

Mayor Pro-Tem Grant moved to accept Ordinance No. 2021-892 granting a Specific Use Permit for the property located at NCB 5941A BLK 1 Lot W IRR 150.59 Ft of 17, otherwise known as 121 Edalyn, Kirby, TX 78219, which is Zoned Commercial, Office and Retail (C-2) District to be used as a single family dwelling not to exceed two years; seconded by Council Member Martin. The motion carried with a 6-0 vote.

AYES: 6

NAYES: 0

- b. Discussion And Possible Action On The Use Of The Property From The Current Zoning Of Commercial, District (C-2) To Single Family Dwelling District (R-1). The Property Is Located At Lot 20-B, Block 3, CB 5941, Known As 414 Edalyn St., Kirby, TX 78219, Bexar County, Texas.

Council Member Apodaca moved to allow the use of the property from the current Zoning of Commercial, District (C-2) to Single Family Dwelling District (R-1) not to exceed one year. The property is located at Lot 20-B, Block 3, CB 5941, known as 414 Edalyn St., Kirby, TX 78219, Bexar County, Texas; seconded by Mayor Pro-Tem Grant. The motion carried with a 6-0 vote.

AYES: 6

NAYES: 0

- c. Discussion And Possible Action On The Property Located At CB 5941 BLK 5 LOT 47; Otherwise Known As 205 Hedwig, Kirby, TX 78219, Which Is Zoned Commercial District (C-2) To Be Used As Single Family Dwelling District (R-1).

Mayor Pro-Tem Grant moved to allow the property located at CB 5941 BLK 5 LOT 47; otherwise known as 205 Hedwig, Kirby, TX 78219, which is Zoned Commercial District (C-2) to be used as Single Family Dwelling District (R-1) not to exceed two years; seconded by Council Member Grider. The motion carried with a 6-0 vote.

AYES: 6

NAYES: 0

- d. Discussion And Possible Action On The Property Located At CB 4018G (SPRINGFIELD INDUSTRIAL PARK), Lot 6, Otherwise Known As 1456 Springfield Road, Kirby, TX 78219, Which Is Zoned Light Industrial (LI) To Be Used For The Following Purpose: Parking Of Construction Equipment And Trucks. Also, Will Fence The Property And Store Dirt On Site.

Mayor Pro-Tem Grant moved to table this item until the owner is able to attend and answer questions; seconded by Council Member Apodaca. The motion carried with a 6-0 vote.

AYES: 6

NAYES: 0

- e. Update, Discussion And Possible Action On San Antonio Water System (SAWS) Sewer Rates For The City Of Kirby And Current Customer Costs.

City Manager Vernon provided the history on the San Antonio Water System's rate increases since 2013.

Michael Ives, Public Works Director, was available to answer questions. There was discussion on maintaining sewer mains and SAWS treatment of Kirby's sewer.

There was discussion about an increase over a period of time. Council asked staff to provide the highest sewer bill and the lowest sewer bill to include when discussing the sewer rates. There was a consensus of Council to bring this item back.

- f. Discussion And Possible Action On Approval Of Designee To Be Acting City Manager

City Manager Vernon recommended appointing Patty Cox, City Secretary, as acting City Manager in the event of her absence.

Mayor Pro-Tem Grant moved to accept Patty Cox as acting city manager; seconded by Council Member Martin. The motion carried with a 6-0 vote.

AYES: 6

NAYES: 0

- g. Discussion And Possible Action On Appointment Of A Member To The Planning And Zoning Commission.

There were not any applicants.

- h. Discussion And Possible Action On Appointing Up To Four Alternate Members To The Building And Standards Commission.

There were not any applicants.

- i. Discussion And Possible Action On Appointment Of Members To The Beautification And Recycle Committee.

There were not any applicants.

- j. Discussion And Possible Action On Appointment Of A Member To The Crime Control And Prevention District Board.

Vice-President Faulkner informed Council that Crime Control and Prevention District Board tabled this item at their meeting on February 16, 2021.

Mayor Pro-Tem Grant moved to table this item until Crime Control brings it back; seconded by Council Member Hernandez.

The motion carried with a 6-0 vote.

AYES: 6

NAYES: 0

10. Executive Session

- a. Update, Discussion And Possible Action On Springfield Road Properties – Possible Executive Session Pursuant To Texas Government Code Section 551.071, Consultation With Attorney
- b. Update, Discussion And Possible Action On Pending Lawsuits Being Handled By TML-IRP.

Mayor Pierce closed the regular meeting and Council convened into executive session at 9:04 P.M.

Mayor Pierce said the Executive session closed at 9:37 and reconvened to open session at 9:43 P.M.

11. Reconvene To Open Session

- a. Update, Discussion And Possible Action On Springfield Road Properties – Possible Executive Session Pursuant To Texas Government Code Section 551.071, Consultation With Attorney
- b. Update, Discussion And Possible Action On Pending Lawsuits Being Handled By TML-IRP.

Item b. was not discussed because the TML-IRP representative was not available.

There was no action taken in executive session.

12. Request And Announcements

a. Requests By Mayor And Council Members For Items To Be Placed On Future City Council Agendas And Announcements On City Events/Community Interests

Council Member Hernandez – He inquired about the Street Assessment Plan and the process to repair and improve streets.

Council Member Apodaca - She thanked everyone who purchased lunches from Kirby Senior Center. March 20, 8:00 A.M. to 3:00 P.M. The Kirby Senior Center will have a Garage Sale and to be a vendor the fee is \$25 per stall. She thanked City employees for excellent leadership during the storm.

Mayor Pierce – She echoed Council Member Apodaca’s comments about City staff. March 6 is our annual Household Hazardous Waste event. March 20 is the Kirby Senior Center Garage Sale. She asked that the issue with Republic Services garbage carts be placed on the next agenda.

Council Member Martin – He thanked HEB and Kirby Senior Center for their help during the freeze. He inquired about when the street sweeper be in the City and when the mixed-use ordinance will be addressed.

Mayor Pierce - She reminded everyone to register to vote by April 1, 2021.

13. Adjournment

The meeting adjourned at 9:43 P.M.

Lisa B. Pierce
Mayor

Patty Cox, TRMC
City Secretary