

**MINUTES FOR THE
AUGUST 11, 2025
CITY COUNCIL MEETING**

1. Call to Order and Recording of Quorum.

The meeting was called to order at 4:00 p.m. and a quorum was established. Emmy Ballantyne was absent.

City Council Members Present

Mayor John Low

Bill Mitchell

Peter Mako

Kate Lanfear

City Staff Present

City Manager William Foley

Executive Secretary Kristyn Schones

Asst. Fire Chief Justin Siebert

Police Chief Gail Baham

Lieutenant Michael Gutierrez

Director Rick Baldarrama

Others Present

Russell Rincon

Michael Rokyta

Devin Vieyca

2. Review/Action of minutes from: June 09, 2025, City Council meeting.

The minutes were reviewed, Mayor Low called for a motion to approve the minutes as submitted, Mitchell motioned, Mako seconded, all voted in favor, and the motion passed.

3. Comments by Citizens.

Michael Rokyta introduced himself, spoke about flood issues at his home and stated he has done all he knows to do and continues to have issues, he is asking for someone to look at his street and the surrounding streets. Michael Rokyta stated he has spent his own money to try and fix the problem. Mayor Low advised the council is aware of the situation, it is on council's radar and they are doing what they can with what resources provided. There were no other comments from citizens.

4. Discussion/Ratification: Replacement of storm drain line and increase of excavation pricing on current road project.

Foley introduced the issues regarding unforeseen road construction problems, he also spoke about the engineers change orders and advised he is seeking the council's approval of the change orders so we can move forward on the road project. Representatives from Bain Medina Bain (BMB) spoke about the issues found and their recommendations. Mitchell advised BMB that he is concerned about the pricing; item 2 is especially high and asked how they are vetting pricing. BMB stated that there are unit prices for the flowable fill and looking at ways of bringing down cost by reducing flowable fill but are unable to because of the ordinance. Mitchell stated the contracted unit price is too high, and advised we need to look at that next bid more thoroughly. Mayor Low asked if the third change order with the billing mishap had been squared away. Russell with BMB advised they are still working on excavation, "not to exceed" eighteen thousand, could be fourteen thousand. Mayor Low called for a motion to ratify the actions of the city manager in approving the payment of the

expenses discussed for the issues arising out of the Garraty Rd project. Lanfear motioned, Mako seconded, all voted in favor, and the motion passed.

5. Discussion/Approval: Declaring the intent to adopt an Ad Valorem tax rate that will not exceed the voter approval tax rate of .361261 and setting a date, location, and time for a public hearing if necessary.

Mayor Low stated that discussion regarding this matter occurred in the budget workshop earlier in the afternoon and asked if there was any further discussion. Foley stated that we will take council's directions provided in the budget workshop and come back with something satisfactory at the September meeting and until that time he would seek the council to approve a rate that does not exceed the voter approved rate. Mayor Low asked if there was any further discussion with Foley or Schones. There was none. Mayor Low asked for a motion to declare an intent to adopt an Ad Valorem tax rate that will not exceed the voter approval tax rate of .361261 and setting a date of September 08, 2025, at 4 p.m. at the City of Terrell Hills' council chambers for a public hearing, if necessary. Mako motioned, Lanfear seconded, all voted in favor, and the motion passed.

6. Discussion/Action: Improvements of the ground cover on the Geneseo Esplanade.

Mayor Low advised there are possibilities as discussed in the budget workshop meeting and to his recollection they are not ready to engage in one of the solutions. Mako suggested getting a professional architect, preferably a Terrell Hills resident that could provide a plan and offer suggestions for our options. Mayor Low asked for a motion to authorize Foley to put out bids from an architectural firm to make recommendations and develop a plan for the possible renovation of the Geneseo Esplanade. Mako motioned, Mitchell seconded, all voted in favor, and the motion passed.

7. Discussion: Monthly reports as submitted in the council packets.

Mayor Low asked if there were any questions regarding the reports submitted. Council discussed auto break-ins and burglaries with Chief Baham and Lieutenant Gutierrez. Mayor asked Siebert if the fire truck leak had been repaired, Siebert confirmed. Mayor Low asked Baldarrama about public works, Baldarrama advised the departments is fully staffed and all trucks are running.

8. Adjournment

The meeting adjourned at 4:23 p.m.

ATTEST:

MAYOR

SECRETARY-MANAGER