



MINUTES CITY COUNCIL MEETING

December 16, 2025 – 6:00 p.m.
City Hall, 301 E. Market St.
Sinton, Texas 78387

Councilmembers Present:

Mayor	Mary Speidel
Mayor Pro Tem	Greg Ybarra
Councilmember	Edward Adams
Councilmember	Lulu Lopez

Councilmembers Not Present:

Councilmember	Nathan Lindeman
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City Staff Present:

City Manager	John Hobson
City Attorney	Desiree Voth
City Secretary	Cathy Duhart
Utility Clerk	Angela Montemayor

The Sinton City Council held a City Council Meeting on Tuesday, December 16, 2025 in the Council Chambers of the Sinton City Hall. A notice of this meeting was posted at least 3 business days in advance in accordance with Section 551, Texas Government Code. With a quorum present, the following business was transacted:

Mayor Mary Speidel called the meeting to order at 6:00 p.m. City Secretary Cathy Duhart gave the invocation, and all present recited the American and Texas pledges. Roll call was then taken.

Citizens present: Matthew Garza, Trish Marion

Public Hearing: Mayor Mary Speidel opened the public hearing at 6:00 p.m.

Public Hearing for Input Concerning the Following Request:

PUBLIC HEARING CONCERNING THE CREATION THE ENLARGEMENT OF REINVESTMENT ZONE NUMBER ONE, CITY OF SINTON, TEXAS.

Mr. Hobson stated the current reinvestment zone covers the Somerset Subdivision in one quadrant. The developer is requesting to expand the zone to include all three quadrants at the intersection on the east side of town.

No public comment was made. Mayor Mary Speidel closed the public hearing at 6:00 p.m.

Special Reports/Presentations/Formal Announcements, Recognition, and Reports that may be discussed:

1. **Sinton ISD** – None present.
2. **Sinton Chamber of Commerce** – None present.

3. **Sinton VFW, District 6, Post 12160** – Commander Todd Richardson announced that Post 12160 will be joining Post 3837 in Calallen on February 27th to stay active in the community and expand into Calallen. Recently, they awarded \$1,500 in scholarships through the *Voice of Democracy*, *Patriot's Pen*, and *Teacher of the Year* competitions. Their next event is a Valentine's Dinner Dance on February 14, 2026 at Post 3837 in Calallen. Tickets will be available soon: \$350 per table (seats 8) or \$50 per person. Contact him if interested.
4. Mayor Speidel honored the retiring city secretary, Cathy Duhart, with a warm tribute, thanking her for her years of dedicated service to the city. She expressed her appreciation and noted that she will be greatly missed.

Citizens to Be Heard: Matthew Garza announced that the Sinton Little League annual toy drive will take place this Friday at 6 PM at the gym located at 305 E. Sinton Street. With approval from the city manager, the road will be blocked off for a small block party featuring vendors, Flo-gos, and Gators BBQ. Kids will receive free toys, plus free cocoa and baked goods. A DJ will provide music for the event.

Consent Agenda: None

(All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member, staff member or citizen requests removal of the item from the consent agenda for the purpose of discussion. For removal of an item, a request must be made to the Council when the Consent Agenda is opened for Council Action.)

New Business:

(Agenda Item #6 was moved to Agenda Item #1 to accommodate Gabriel Arroyo's scheduling conflict.)

No. 11855 Action on an interlocal agreement between the City of Sinton and San Patricio County, Texas for San Patricio County to provide retail food establishment regulation and on-site sewage facility (septic system) inspection.

Gabriel Arroyo spoke regarding the proposed two-year agreement. He explained that the agreement continues services the county has been providing for several years, including food inspections, food handler training, septic system inspections and handling any complaints they may receive. The proposed agreement is for two years at the same cost in both the first and second years, with an option for either party to terminate the agreement with proper notice.

Mayor Pro Tem Greg Ybarra made the motion to approve the interlocal agreement between the City of Sinton and the San Patricio County to provide retail food establishment regulation and on-site sewage facility (septic system) inspections. The second was made by Councilmember Edward Adams. The motion carried 4-0.

No. 11856 Action on the minutes from the City Council Meeting held on November 18, 2025.

Councilmember Edward Adams made the motion to approve the minutes from the City Council Meeting held on November 18, 2025. The second was made by Councilmember Lulu Lopez. The motion carried 4-0.

No. 11857 ACTION ON ORDINANCE NO. 2025-08 OF THE CITY COUNCIL OF THE CITY OF SINTON, TEXAS APPROVING THE AMENDED PLANS AND ENLARGING THE BOUNDARIES AND EXTENDING THE TERM OF REINVESTMENT ZONE NUMBER ONE, CITY OF SINTON, TEXAS (SOMERSET DEVELOPMENT) TO INCLUDE ADJACENT PROPERTY FOR TAX INCREMENT FINANCING PURPOSES. The motion should read as such, "I move to approve ORDINANCE NO. 2025-08 OF THE CITY COUNCIL OF THE CITY OF SINTON, TEXAS APPROVING THE AMENDED PLANS AND ENLARGING THE BOUNDARIES AND EXTENDING THE TERM OF REINVESTMENT ZONE NUMBER

ONE, CITY OF SINTON, TEXAS (SOMERSET DEVELOPMENT) TO INCLUDE ADJACENT PROPERTY FOR TAX INCREMENT FINANCING PURPOSES.

Mr. Hobson advised that this is an extension and enlargement of the existing TIRZ, under which 50% of the incremental tax revenue would be returned to the developer to fund infrastructure improvements.

Councilmember Edward Adams made the motion move to approve Ordinance No. 2025-08 of the City Council of the City of Sinton, Texas approving the amended plans and enlarging the boundaries and extending the term of reinvestment Zone Number One, City of Sinton, Texas (Somerset Development) to include adjacent property for tax increment financing purposes. The second was made by Mayor Pro Tem Greg Ybarra. The motion carried 4-0.

No. 11858

Action on a public sewer and wastewater improvements oversize cost participation agreement between the City of Sinton and developer for the installation of lift station, force main, and electrical components. This item was heard earlier by the Sinton 4B Economic Development Board.

Mr. Hobson advised that CenterPoint Energy is constructing a new service center located just south of Cowboy Church. Based on their development needs, they require a lift station measuring 4 feet in diameter and 12 feet deep, equipped with two 25-gallon-per-minute pumps powered by 1½-horsepower motors, along with a 3-inch force main. However, Mr. Hobson requested that the lift station depth be increased from 12 feet to 15 feet and the force main be upsized from 3 inches to 4 inches at a cost of \$314,871 for the City. According to the engineer's calculations, these enhancements would create additional capacity for approximately 310 additional living unit equivalents, supporting future development. As surrounding properties develop, any property owner seeking sewer service must first request annexation, as the City will not provide services outside city limits. Once annexed, the City would enter into a development agreement requiring payment of a little over \$1,000 per building unit equivalent for sewer access. This structure allows the City to fully recoup its investment while spurring development on the east side of town. The Sinton 4B Economic Development Corporation currently has approximately \$2.5 million available in its fund to support such growth.

Councilmember Edward Adams made the motion for the City of Sinton and CenterPoint Energy to enter into an agreement for Option No. 2 at the cost to CenterPoint Energy of \$314,871. The second was made by Mayor Pro Tem Greg Ybarra. The motion carried 4-0.

No. 11859

Action on Ordinance No. 2025-09 amending Ordinance No. 2016-11, City of Sinton Schedule of Fees, Appendix A, Master Fee Schedule, by adding a fee for Permit to Excavate Within the City Right-of-Way.

Mr. Hobson advised that the city already has an ordinance requiring anyone who wants to use the city's right-of-way or utility easements to obtain permission. However, until now, there has been no formal permit application or associated fee. To address this, the City has created a permit application that applicants will be required to complete. The proposed fees are \$100 for a typical permit processed within 10 days, or \$500 for an expedited permit processed within 2 days.

Councilmember Edward Adams made the motion to approve Ordinance No. 2025-09 amending Ordinance No. 2016-11. The second was made by Mayor Pro Tem Greg Ybarra. The motion carried 4-0.

No. 11860

Action on the FIRST READING of Ordinance No. 2025-10 granting to Lyte Fiber, LLC. A non-exclusive franchise in the City of Sinton, Texas to use the present and future public right-of-way of Sinton, Texas for the construction, operation, and maintenance of fiber optic facilities to deliver broadband services, establishing compensation, repealing all previously existing agreements, and establishing an effective date.

This item is a right-of-way use agreement with Lyte Fiber. Although Lyte Fiber has the authority to operate within the right-of-way, the City cannot allow use of public property without compensation, as prohibited by the State Constitution. The City may not give away anything of value; therefore, allowing Lyte Fiber to occupy the right-of-way without compensation would violate the law. The agreement authorizes their use of the right-of-way and requires compensation to the City of 5% of gross revenues. This is the first reading of the agreement, with the second reading scheduled for January's City Council meeting. Lyte Fiber has expressed some concern regarding the 5% rate, so negotiations are still underway.

Discussion included what percentage might be negotiable if 5% is deemed too high, how the fee was calculated, insurance requirements, responsibility for damages within the right-of-way if caused by subcontractors during excavation work, and whether the City would be named as an additional insured.

Mayor Pro Tem Greg Ybarra made the motion to approve the First Reading of Ordinance No. 2025-10 granting to Lyte Fiber, LLC a non-exclusive franchise. The second was made by Councilmember Edward Adams. The motion carried 4-0.

No. 11861 Action on casting a vote in the TCAP Board of Directors Election for the 2026-2027 term of office.

Mr. Hobson advised that for the TCAP Board of Directors Election, the City tries to nominate low or medium-consumption candidates. The vote for the candidates is listed below:

- Omar Williams, Fate – LC
- Courtney Alvarez, Kingsville – MC (I)
- Jace Berryman, Wilmer – LC
- Cesar Garcia, Kemah – LC
- Darrel Sharpe, Parker – LC
- Brady Olsen, Bedford – LC
- Henry Arredondo, Dilley – LC (I)
- Gary Broz, Edna – LC (I)

Councilmember Edward Adams made the motion to cast a vote for the eight candidates in the TCAP Board of Directors Election 2026-2027 Term of Office. The second was made by Mayor Pro Tem Greg Ybarra. The motion carried 4-0.

No. 11862 Action on appointing a Board Member to fill a vacancy on the Sinton Economic Development 4B Board.

This agenda item was passed.

No. 11863 Action on appointing a Board Member to fill a vacancy on the City of Sinton Personnel Board.

This agenda item was passed.

No. 11864 Action on appointing an alternate Board Member to the Board of Adjustment.

This agenda item was passed.

Councilmember Edward Adams made the motion to adjourn. The second was made by Mayor Pro Tem Greg Ybarra. The motion carried 4-0. Meeting adjourned.

Mayor Mary Speidel

Attest: Angela Montemayor, City Secretary

DRAFT