

CITY OF OLMOS PARK
REGULAR CITY COUNCIL MEETING
MINUTES

The City Council for the City of Olmos Park, Texas held a meeting, open to the public, at Olmos Park City Hall at 120 W. El Prado Drive in Olmos Park, Texas on Wednesday, April 15, 2026, at 6:00 PM where the following items were discussed.

1. Call the meeting to order and determine if a quorum is present

Mayor Harrison called the meeting to order at 6:00 p.m.

Present Members: Mayor Erin Harrison, Council Member Will Brooks, Council Member Chris Pal-Freeman, Council Member Juliana Dusek, Council Member Sharon Plant and Council Member Kenyon McDonald

Also Present: City Manager Ashley Maus, City Attorney Daniel Santee, City Secretary Irma Duran, Building Official Tamarra Callahan, Public Works Director Gilbert Deleon, Fire Chief Michael Goodreau and Police Chief Fidel Villegas

Pledge of Allegiance

Citizens to be Heard

There were no citizens to be heard.

2. Discussion and possible action to approve the Fiscal Year 2026-2027 Budget and Tax Rate Calendar

City Manager Maus presented the budget calendar and schedule for additional Council Meetings to host the budget workshop.

Mayor Harrison requested the two dates that were outside of the regular council meetings to be polled for availability.

Council Member Sharon Plant moved to approve the Fiscal Year 2026-2027 Budget and Tax Rate Calendar. Council Member Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

3. Presentation of Proclamation to Council Member Kenyon McDonald in recognition of his 12 years of dedicated service on the Olmos Pak City Council

Mayor Harrison read the proclamation. Council Member McDonald addressed the Council.

4. Update, discussion and possible action on the Hillside Hermosa Drainage Project.

City Engineer David Givler provided an update on flooding damage within the affected block and outlined plans to increase drainage capacity on Hillside. He also presented a proposed schedule for the improvements.

Council Member Plant inquired whether water service would be interrupted during the project, and Mayor Harrison asked how many homes would be affected.

City Engineer Givler confirmed that water service would need to be temporarily shut off but was unable to specify the number of homes impacted.

Council Member Plant requested further discussion regarding the implications of negotiating with property owners to raise driveways.

City Engineer Givler explained that certain driveways would need to be reconstructed and raised to align with standard curb elevations, requiring additional grading. He noted that affected property owners had been notified.

Council Member Plant asked about alternatives if Hillside property owners did not consent to raising their driveways.

City Engineer Givler responded that further discussion with the City Manager and City Attorney would be necessary.

City Attorney Santee stated that a formal letter could be issued to initiate the process, noting that the extent of required access would need to be determined.

5. Discussion and possible action regarding the purchase of temporary water diversion barriers for future use during a flood event.

City Manager Maus summarized the request from a resident for a system to divert water away from problem areas during heavy storms. The item was not currently budgeted. Images of the item were displayed.

The barriers would be deployed in times of emergency.

City Engineer Givler explained the mechanics of water barriers and expressed no concerns. He was not aware of this particular product but felt comfortable with having four on hand with dimensions of 6 inches by 50 feet.

Council Member Sharon Plant moved to approve the purchase of 4 temporary water diversion barriers for future use during flooding events. Council Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

6. Update, discussion and possible action regarding Sewer Project Phase F

City Engineer David Givler provided an update on the current phase of the project. City Engineer Givler explained that more complex components of the project had been deferred to later phases in order to avoid delays to the overall schedule. City Engineer Givler stated that bids for the final phases would be opened, with construction

anticipated to last approximately 13 months. City Engineer Givler further noted that the bids would be presented to the Council at the July meeting.

Mayor Harrison inquired about the process involved in replacing manholes.

City Engineer Givler explained that manholes are designed with adjustable components, allowing the rim to be aligned with the finished street grade.

Council Member Chris Pal-Freeman expressed concern about considering bids from contractors with a history of not completing or adequately performing work.

City Attorney Dan Santee advised that the Council could adopt an alternative bid process that allows consideration of the most responsive and responsible bid, rather than being required to accept only the lowest bid.

7. Public Hearing, discussion, and possible action on Ordinance 2026-04-15-07 amending Chapter 40 Zoning of the City's Code of Ordinances, including updates related to land use regulations, manufactured housing standards, architectural and material requirements, home occupation regulations, driveway standards, and other changes necessary to ensure compliance with state law

Amanda Padilla presented the amendments to the zoning ordinances that comply with the state law requirements. She went into detail on the manufactured home state requirements and the proposed changes to the ordinance.

Mayor Harrison opened the public hearing at 6:57 p.m.

Adam Rabinowitz, 215 E. Hermosa, requested distance requirements be added to smoke shops. He noted the inconsistencies of policies toward home offices and offices along the commercial corridor.

Mayor Harrison closed the public hearing at 7:12 p.m.

Mayor Harrison inquired about state hemp sales restrictions and how they might affect the proposed changes.

Amanda Padilla responded that she would research the matter further but did not believe the restrictions would impact the proposed changes.

Council Member Brooks expressed concerns regarding proposed changes to regulations for home-based businesses while excluding office and professional spaces. It was noted that this issue would be addressed by the subcommittee.

Amanda Padilla clarified that Version 1 of Exhibit A was the version recommended for approval, as it included the necessary revisions related to manufactured housing in SD3 and mixed-use retail.

Council Member Sharon Plant moved to approve Ordinance 2026-04-15-07 amending Chapter 40 Zoning of the City's Code of Ordinances, including updates related to land use regulations, manufactured housing standards, architectural and material requirements, home occupation regulations, driveway standards, and other changes necessary to ensure compliance with state law with version 1 of exhibit A. Council Member Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

8. Update, discussion and possible action regarding a subcommittee to review the substantive Chapter 40 zoning amendments

City Manager Maus presented a document outlining the proposed structure of the subcommittee for Council consideration. She explained that the document identified the remaining substantive amendments and categorized them by residential and commercial topics.

City Manager Maus requested Council input on whether to address the residential amendments, given their limited number, or to have the subcommittee focus primarily on the commercial amendments. Staff recommended keeping overlay changes until an updated zoning map accurately outlined them, which is in progress. Staff recommended the proposed document and would bring any proposed amendments to Council at a later date.

The application process for the subcommittee would be open after the Council meeting and available until mid-May. Council will select the subcommittee members at the next meeting.

9. Discussion and possible action on Ordinance 2026-04-14-09 approving a mid-year budget amendment.

City Manager Maus presented the amendment regarding the employee stability fund amendment from the donations received through December 2025 and paid in January 2026.

Council Member Sharon Plant moved to approve Ordinance 2026-04-15-09 approving a mid-year budget amendment. Council Member Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

10. Discussion regarding a possible consulting services agreement between HdL Companies and the Olmos Park Economic Development Corporation.

City Manager Maus summarized the March OPEDC meeting where HdL Companies presented their module and sales tax insight. The OPEDC would like to enter into a contract with HdL companies for \$6,100. Though the Council does not need to authorize the expenditure because it is under \$10,000, the OPEDC would need to do a budget amendment, which would need to be approved by council.

The OPEDC also requested the 30% commission of sales tax recovery to come from the City funds, since the City would receive a larger percentage of the sales tax.

11. The City Council will adjourn into executive session pursuant to Texas Government Code Section 551.076 Deliberations about Security Devices, to receive an update regarding Information Technology (IT) infrastructure following the migration to the new IT vendor.

Mayor Harrison called to move item 11 to executive session.

Council Member Kenyon McDonald moved to enter executive session for item 11. Council Member Chris Pal-Freeman seconded the motion. The motion carried with 5 in favor and 0 against.

The City Council went into executive session at 7:46 p.m. The executive session ended at 8:01 p.m. Mayor Harrison stated that no action was taken during executive session.

Consent Agenda Items

12. Discussion and possible action to approve the minutes from the March 18, 2026 regular City Council Meeting
13. Discussion and possible action to accept Travis Block's resignation from the Olmos Park Economic Development Corporation and the Board of Adjustment effective June 1, 2026
14. Discussion and possible action to approve the quarterly investment report for the second quarter of Fiscal Year 2025-2026

Council Member Sharon Plant moved to approve the consent agenda. Council Member Kenyon McDonald seconded the motion. The motion carried with 5 in favor and 0 against.

Departmental Reports

15. City Manager's Report
16. Police Department Report
17. Fire Department Report
18. Streets and Sanitation Report
19. Financials
20. Building Department Report
21. Municipal Court Report
22. City Engineer's Report
23. City Board Attendance Report

Council Member Kenyon McDonald moved to approve the Departmental Reports. Council Member William Brooks seconded the motion. The motion carried with 5 in favor and 0 against.

Announcements

Mayor Harrison reminded Council of the Fiesta Frolic occurring on Sunday, April 19.

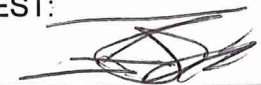
Council Member Sharon Plant requested the roundabout be discussed at the June City Council meeting.

There being no further business, the meeting was adjourned at 8:07 p.m.

Minutes approved on the 20 day of May, 2026.


Erin Harrison
Mayor

ATTEST:


Irma Duran de Rodriguez
City Secretary