

**Written Minutes for the
Regular City Council Meeting
Held on May 20, 2021
6:00 PM
Elmendorf City Hall
8304 FM 327
Elmendorf, TX 78112**

At any time during the City Council Meeting, the City Council may meet in executive session for consultation concerning attorney-client matters (real estate, litigation, contracts, personnel, and security).

I. City Council will convene for a Regular Meeting at the Elmendorf City Hall at 6:00 pm May 20, 2021.

Call to Order			
	The meeting is called to order at	6:07 PM	by Mayor Pro-Tem Tommy Hicks.
Pledge of Allegiance			
Invocation			by Chaplain James Stirneman.
Roll Call			
Mayor	Michael J. Gonzales		Absent
Councilmember Place 1	Tracy Riojas		Present
Councilmember Place 2	Tommy Hicks		Present
Councilmember Place 3	Hipolito "Polo" Maldonado		Present
Councilmember Place 4	Manuel Decena		Absent
Councilmember Place 5	Linda Pena Ortiz		Present

Also, present City Administrator Cody Dailey, City Secretary Roxanne De Leon, City Attorney Mike Guevara, Police Chief Marco Pena, and Chaplain James Stirneman.

Citizens Participation

Belinda Duquette Complains of loud music being played late at night by her neighbor, James Briggs. Officers have responded before but the behavior continues when the officers leave. Police Chief Marco Pena advises Ms. Duquette he will look into it.

II. General Business – Individual Consideration

- Discuss and possible action to appoint a member to the board of Tax Increment Reinvestment Zone #3, replacing outgoing member Angie Mojica.

Councilmember Ortiz motions to appoint Erminia Slaughter as a member to the board of Tax Increment Reinvestment Zone #3. Councilmember Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to appoint Erminia Slaughter as a member to the board of Tax Increment Reinvestment Zone #3 is passed on a unanimous vote with all four (4) councilmembers in favor.

2. Discuss and possible action to appoint a chairperson for the board of directors of Tax Increment Reinvestment Zone #3, City of Elmendorf, Texas.

Councilmember Ortiz motions to appoint Laura Wright-Wallace as chairperson for the board of directors of Tax Increment Reinvestment Zone #3, City of Elmendorf, Texas. Councilmember Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to appoint Laura Wright-Wallace as chairperson for the board of directors of Tax Increment Reinvestment Zone #3, City of Elmendorf, Texas is passed on a unanimous vote with all four (4) councilmembers in favor.

III. Recess

Councilmember Ortiz motions to adjourn for recess. Councilmember Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to adjourn for recess is passed on a unanimous vote with all four (4) councilmembers in favor.

City Council adjourns for recess 6:15 PM.

IV. Reconvene

City Council reconvenes at 6:38 PM.

V. Mayor and City Council Comments.

No comments.

VI. Police Chief Update

Police Chief Marco Pena provides the statistics for the month of April 2021. Chief Pena advises City Council he is working with Ruth Murray of the Texas Department of State Health Services for code

compliance. Chief Pena reports Officer Anthony Vain recently had a traffic stop where he conducted a search that led to the discovery of an AR-15 rifle.

I. General Business – Consent Agenda

- 3. Adoption and approval of the city council minutes from April 15, 2021.
- 4. Approval of the previous month's bills paid and financial reports.

Councilmember Ortiz motions to approve all two (2) General Business – Consent Agenda items
Councilmember Maldonado seconds and a vote is called.

Yay	Nay	Abstain
		Councilmember Riojas
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve all two (2) Consent Agenda items is passed on a majority vote with three (3) councilmembers in favor and one (1) abstained.

VIII. Public Hearing

- 5. Conduct public hearing to receive public input as to the amendment to Ordinance No. 10-12-2017-1, which includes extending the term of Reinvestment Zone number 3, City of Elmendorf to the earlier of December 31, 2055 or until the amount of Tax Increment collected and placed into the Tax Increment Fund of Reinvestment Zone #3 has an aggregate total of \$66,552,532.00.
- 6. Conduct public hearing to receive public input as to the amended and restated final Project and Financing Plan for the Reinvestment Zone #3, City of Elmendorf, Texas, was approved by Ordinance No. 1-17-2019-2 of the City of Elmendorf, Texas.

The Public Hearing is called at 6:43 PM.

The Public Hearing adjourns at 6:48 PM.

IX. General Business – Individual Consideration

- 7. Discuss and possible action regarding Ordinance 5-20-2021-1, concerning Reinvestment Zone Number Three; extending the term of Reinvestment Zone Number Three to the earlier of December 31, 2055 or until the amount of tax increment collected and placed into the Tax Increment Fund of Reinvestment Zone number three has an aggregate total of \$66,553,632; amending the Tax Increment base as the total appraised value of all real property taxable by the City or other taxing unit participating and located in the Zone, determined as of January 1, 2020; providing a severability clause; and providing an effective date.

Councilmember Maldonado motions to approve Ordinance 5-20-2021-1, concerning Reinvestment Zone Number Three; extending the term of Reinvestment Zone Number Three to the earlier of December 31, 2055 or until the amount of tax increment collected and placed into the Tax Increment Fund of Reinvestment Zone number three has an aggregate total of \$66,553,632; amending the Tax Increment base as the total appraised value of all real property taxable by the City or other taxing unit participating

and located in the Zone, determined as of January 1, 2020; providing a severability clause; and providing an effective date. Councilmember Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve Ordinance 5-20-2021-1, concerning Reinvestment Zone Number Three; extending the term of Reinvestment Zone Number Three to the earlier of December 31, 2055 or until the amount of tax increment collected and placed into the Tax Increment Fund of Reinvestment Zone number three has an aggregate total of \$66,553,632; amending the Tax Increment base as the total appraised value of all real property taxable by the City or other taxing unit participating and located in the Zone, determined as of January 1, 2020; providing a severability clause; and providing an effective date is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action regarding the First Amendment to the Interlocal Agreement for Bexar County participation in Reinvestment Zone #3, City of Elmendorf, Texas.

Councilmember Maldonado motions to approve the First Amendment to the Interlocal Agreement for Bexar County participation in Reinvestment Zone #3, City of Elmendorf, Texas. Councilmember Ortiz seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve the First Amendment to the Interlocal Agreement for Bexar County participation in Reinvestment Zone #3, City of Elmendorf, Texas is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action on Ordinance 5-20-2021-2 amending ordinance number 10-12-2017-1 by approving an amended and restated Reinvestment Zone Number Three, City of Elmendorf, final project and financing plan; providing a severability clause; proving a repealer clause; and providing for an immediate effective date.

Councilmember Ortiz motions to approve Ordinance 5-20-2021-2 amending ordinance number 10-12-2017-1 by approving an amended and restated Reinvestment Zone Number Three, City of Elmendorf, final project and financing plan; providing a severability clause; proving a repealer clause; and providing for an immediate effective date. Councilmember Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve Ordinance 5-20-2021-2 amending ordinance number 10-12-2017-1 by approving an amended and restated Reinvestment Zone Number Three, City of Elmendorf, final project and financing plan; providing a severability clause; providing a repealer clause; and providing for an immediate effective date is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action regarding an amended and restated Development Agreement by and among the City of Elmendorf, Texas, 181 and 1604 Land Development Partners, Ltd., Elmendorf Land Partnership, Ltd., and Reinvestment Zone #3, City of Elmendorf, Texas.

Councilmember Maldonado motions to approve an amended and restated Development Agreement by and among the City of Elmendorf, Texas, 181 and 1604 Land Development Partners, Ltd., Elmendorf Land Partnership, Ltd., and Reinvestment Zone #3, City of Elmendorf, Texas. Councilmember Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve an amended and restated Development Agreement by and among the City of Elmendorf, Texas, 181 and 1604 Land Development Partners, Ltd., Elmendorf Land Partnership, Ltd., and Reinvestment Zone #3, City of Elmendorf, Texas is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action on a Utility Service Agreement for wastewater services between the City of Elmendorf, Aqua Utilities, Inc. and 181 and 1604 Land Development Partners, Ltd.

Councilmember Riojas motions to approve a Utility Service Agreement for wastewater services between the City of Elmendorf, Aqua Utilities, Inc. and 181 and 1604 Land Development Partners, Ltd. Councilmember Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve a Utility Service Agreement for wastewater services between the City of Elmendorf, Aqua Utilities, Inc. and 181 and 1604 Land Development Partners, Ltd is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action on a sewer disconnect agreement between the City of Elmendorf and Aqua Utilities, Inc.

Councilmember Ortiz motions to approve a sewer disconnect agreement between the City of Elmendorf and Aqua Utilities, Inc. Councilmember Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve a sewer disconnect agreement between the City of Elmendorf and Aqua Utilities, Inc. is passed on a unanimous vote with all four (4) councilmembers in favor.

13. Discuss and possible action on the appointment of P3 as TIRZ administrator for Reinvestment Zone #3, City of Elmendorf, Texas.

Councilmember Ortiz motions to appoint P3 as TIRZ administrator for Reinvestment Zone #3, City of Elmendorf, Texas. Councilmember Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to appoint P3 as TIRZ administrator for Reinvestment Zone #3, City of Elmendorf, Texas is passed on a unanimous vote with all four (4) councilmembers in favor.

14. Discuss and possible action on the approval of a contract with P3 for administration of both the Hickory Ridge Public Improvement District and Reinvestment Zone #3, City of Elmendorf, Texas.

Councilmember Ortiz motions to approve a contract with P3 for administration of both the Hickory Ridge Public Improvement District and Reinvestment Zone #3, City of Elmendorf, Texas. Councilmember Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve a contract with P3 for administration of both the Hickory Ridge Public Improvement District and Reinvestment Zone #3, City of Elmendorf, Texas is passed on a unanimous vote with all four (4) councilmembers in favor.....

15. Discuss and possible action regarding ordinance 5-20-2021-3 amending the code of ordinances by adding Article III – Wastewater Service, Division 1. Grease Interceptors to Chapter 36 Utilities; requiring the use of grease interceptors in certain situations to protect the City of Elmendorf Water Treatment System; providing a penalty; providing a severability clause’ providing for the repeal of ordinances in conflict herewith; providing for publication; and providing an effective date.

Councilmember Ortiz motions to approve Ordinance 5-20-2021-3, amending the code of ordinances by adding Article III – Wastewater Service, Division 1. Grease Interceptors to Chapter 36 Utilities;

requiring the use of grease interceptors in certain situations to protect the City of Elmendorf Water Treatment System; providing a penalty; providing a severability clause' providing for the repeal of ordinances in conflict herewith; providing for publication; and providing an effective date. Councilmember Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve Ordinance 5-20-2021-3, amending the code of ordinances by adding Article III – Wastewater Service, Division 1. Grease Interceptors to Chapter 36 Utilities; requiring the use of grease interceptors in certain situations to protect the City of Elmendorf Water Treatment System; providing a penalty; providing a severability clause' providing for the repeal of ordinances in conflict herewith; providing for publication; and providing an effective date is passed on a unanimous vote with all four (4) councilmembers in favor.

16. Discuss and possible action regarding Resolution 5-20-2021-1R, establishing fees for municipal services.

Councilmember Riojas motions to approve Resolution 5-20-2021-1R, establishing fees for municipal services. Councilmember Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to approve Resolution 5-20-2021-1R, establishing fees for municipal services is passed on a unanimous vote with all four (4) councilmembers in favor.

X. Adjournment

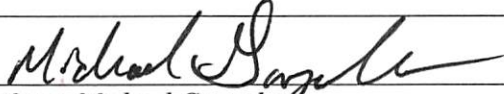

Councilmember Ortiz motions to adjourn the Regular City Council Meeting. Councilmember Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Ortiz		

The motion to adjourn the Regular City Council Meeting passed on a unanimous vote with all four (4) councilmembers in favor.

Regular City Council Meeting is adjourned at:	7:30 PM

The minutes were passed and approved on:	June 17, 2021
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 Mayor Michael Gonzalez	 Attest: City Secretary Roxanne De Leon
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