

**Written Minutes for the  
Regular City Council Meeting  
Held on January 17, 2019  
7:00 PM  
Elmendorf City Hall  
8304 FM 327  
Elmendorf, Texas 78112**

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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 City Council Meeting at the Elmendorf City Hall at 7:00 pm January 17, 2019.**

**Call to Order**

The meeting is called to order at **7:00 PM** by Mayor Michael J. Gonzales.

**Pledge of Allegiance**

**Invocation**

by Chaplain Graciela Averett.

**Roll Call**

Mayor	Michael J. Gonzales	Present
Councilwoman Place 1	Tracy Riojas	Present
Councilman Place 2	R.M. "Andy" Anderson	Absent
Councilman Place 3	Hipolito "Polo" Maldonado	Present
Councilman Place 4	Richard B. Rodriguez	Present
Councilwoman Place 5	Linda Pena Ortiz	Present

Also, present City Administrator Cody Dailey, City Secretary Roxanne De Leon, City Attorney Mike Guevara, Chief Marco Pena, City Engineer Garry Montgomery and Court Clerk Angie Mojica. Also present, Chaplain Graciela Averett and Officer Patino.

**Citizens Participation**

**Larry Brooks** A long-time resident who was born and raised, built his home in the Homewood Place subdivision. His complaint is that Rausch Coleman spreads a lot of trash as they are building homes and he is getting nails in his tires. Suggests the police department do some code enforcement and any efforts would be appreciated.

**II. Mayor and City Council Comments**

**No comments.**

**III. General Business – Consent Agenda**

1. Adoption and approval of the city council minutes from December 20, 2018.
2. Approval of the previous month's bills paid and financial reports.
3. Adoption and approval of Ordinance 1-17-2019-1, calling and ordering a general election to be held May 4, 2019, for the purpose of electing three (3) Aldermen, each to serve for a term of two years; establishing the location for voting on election day and for early voting by personal appearance; and authorizing the City Administrator to execute a contract for election services with Bexar County, Texas.

Councilwoman Maldonado motions to approve all three (3) General Business – Consent Agenda items. Councilman Rodriguez seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

The motion to approve all three (3) General Business – Consent Agenda items is passed on a unanimous vote with all three (3) councilmembers in favor.

**IV. General Business – Individual Consideration**

- Discuss and possible action regarding the selection of a contractor and bid award for Phase I of the Elmendorf Water Project consisting of the replacement of water meters within the system with radio read meters and authorize the City Administrator to execute a contract with the awarded contractor.

City Engineer Garry Montgomery of Utility Engineering Group, PLLC, recommends Core & Main to be awarded the bid selection. They have provided the required insurance certificate, information, bid bond, and they are registered with the System for Award Management (SAM) as required. It is also noted that their total construction cost is \$51,323.16 below estimation.

Councilwoman Riojas motions to select Core & Main as contractor and award the bid for Phase I of the Elmendorf Water Project consisting of the replacement of water meters within the system with radio read meters and authorize the City Administrator to execute a contract with the awarded contractor; contingent on Texas Water Development Bond approval and release of funds. Councilman Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

The motion to select Core & Main as contractor and award the bid for Phase I of the Elmendorf Water Project consisting of the replacement of water meters within the system with radio read meters and authorize the City Administrator to execute a contract with the awarded contractor; contingent on Texas Water Development Bond approval and release of funds is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action regarding variances requested by the developer applicable to the Master Plan and future plats of the Ranch at Elmendorf subdivision along with points of agreement to be outlined in a development agreement.

City Administrator Cody Dailey announces the builder coming to Elmendorf is D.R. Horton. The variances they have requested are similar to others that City Council has approved in Homewood Place. The city engineer, Garry Montgomery, recommends approval as it has zero impact on current city infrastructure.

Councilwoman Ortiz motions to approve variances requested by the developer applicable to the Master Plan and future plats of the Ranch at Elmendorf subdivision along with points of agreement to be outlined in a development agreement. Councilman Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

The motion to approve variances requested by the developer applicable to the Master Plan and future plats of the Ranch at Elmendorf subdivision along with points of agreement to be outlined in a development agreement is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action regarding the Master Development Plan for the Ranch at Elmendorf subdivision.

Councilwoman Ortiz motions to approve the Master Development Plan for the Ranch at Elmendorf subdivision. Councilwoman Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

The motion to approve the Master Development Plan for the Ranch at Elmendorf subdivision is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action regarding the condition of the private roads in Homewood Place.

City Administrator Cody Dailey states the city was approached by the current owner, SAMA, for issues with the TIRZ. After some discussion, SAMA has agreed to fix all roads in the Homewood Place subdivision. There will be a period of time dealing with the capital to repair, with the estimate being \$200,000.00 to \$225,000.00; but SAMA ha agreed to show good faith by paying the city to repair some potholes before the repair. City Attorney Mike Guevara states the easiest way to secure the certificate of obligation is to front the money to have the roads fixed. The TIRZ will be shared back to the developers but the city would have the first right of the developer’s share for the repairs. A memorandum of understanding will need to be drafted.

Councilman Maldonado motions to move forward with an agreement of understanding between SAMA and Rausch Coleman; and securing the financing for funding up front. Councilman Rodriguez seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		

Councilwoman Ortiz		
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The motion to move forward with an agreement of understanding between SAMA and Rausch Coleman; and securing the financing for funding up front is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action regarding the Ordinance 1-18-2019-2, an ordinance of the city council of the City of Elmendorf, Texas approving the project plan and financing plan for the Reinvestment Zone Number Three, City of Elmendorf, Texas; providing an effective date and providing a severability clause.

Councilwoman Riojas motions to approve Ordinance 1-18-2019-2, an ordinance of the city council of the City of Elmendorf, Texas approving the project plan and financing plan for the Reinvestment Zone Number Three, City of Elmendorf, Texas; providing an effective date and providing a severability clause. Councilman Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

The motion to approve Ordinance 1-18-2019-2, an ordinance of the city council of the City of Elmendorf, Texas approving the project plan and financing plan for the Reinvestment Zone Number Three, City of Elmendorf, Texas; providing an effective date and providing a severability clause is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action regarding an Interlocal agreement with Bexar County for their participation in Reinvestment Zone Number Three, City of Elmendorf, Texas.

Councilwoman Ortiz motions to approve an Interlocal agreement with Bexar County for their participation in Reinvestment Number Three, City of Elmendorf, Texas. Councilwoman Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

The motion to approve an Interlocal agreement with Bexar County for their participation in Reinvestment Number Three, City of Elmendorf, Texas is passed on a unanimous vote with all four (4) councilmembers in favor.

- Discuss and possible action regarding the execution of a Development Agreement related with the City of Elmendorf, Texas, Elmendorf Land Partners, Ltd., and Reinvestment Zone Number Three, City of Elmendorf, Texas.

Councilwoman Ortiz motions to approve the execution of a Development Agreement related with the City of Elmendorf, Texas, Elmendorf Land Partners, Ltd., and Reinvestment Zone Number Three, City of Elmendorf, Texas. Councilman Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

The motion for the execution of a Development Agreement related with the City of Elmendorf, Texas, Elmendorf Land Partners, Ltd., and Reinvestment Zone Number Three, City of Elmendorf, Texas is passed on a unanimous vote with all four (4) councilmembers in favor.

11. Discuss and possible action regarding Resolution 1-17-2019-1R, establishing fees for municipal services.

Councilwoman Ortiz motions to approve Resolution 1-17-2019-1R, establishing fees for municipal services. Councilwoman Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

The motion to approve Resolution 1-17-2019-1R, establishing fees for municipal services is passed on a unanimous vote with all four (4) councilmembers in favor.

12. Discuss and possible action regarding the selection of a mass texting provider for water account notifications and authorizing the City Administrator to execute necessary agreements for acquisition.

City Secretary Roxanne De Leon recommends Call-Em-All as they provide phone call solutions as well as texting.

Councilwoman Ortiz motions to select Call-Em-All as the mass texting provider for water account notifications and authorizing the City Administrator to execute necessary agreements for acquisition. Councilman Rodriguez seconds and a vote is called.

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

The motion to select Call-em-all as the mass texting provider for water account notifications and authorizing the City Administrator to execute necessary agreements for acquisition is passed on a unanimous vote with all four (4) councilmembers in favor.

**V. Adjournment**

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

Yay	Nay	Abstain
Councilwoman Riojas		
Councilman Maldonado		
Councilman Rodriguez		
Councilwoman Ortiz		

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

Regular City Council Meeting is adjourned at:

**7:48 PM**

The minutes were passed and approved on:

**February 21, 2019**

  
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Mayor Mike Gonzales

Attest:  
  
\_\_\_\_\_  
City Secretary Roxanne De Leon