

**Written Minutes for the
Regular City Council Meeting
Held on May 19, 2022
7:00 PM
Elmendorf City Hall
8304 FM 327
Elmendorf, TX 78112**

 **ORIGINAL**

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 7:00 pm May 19, 2022.

Call to Order			
	The meeting is called to order at	7:00 PM	by Mayor Michael Gonzales.
Pledge of Allegiance			
Invocation			By Chaplain James Stirnemann.
Roll Call			
Mayor	Michael J. Gonzales		Present
Councilmember Place 1	Tracy Riojas		Present
Councilmember Place 2	Tommy Hicks		Present
Councilmember Place 3	Hipolito "Polo" Maldonado		Present
Councilmember Place 4	Manuel Decena		Present
Councilmember Place 5	Linda Pena Ortiz		Present

Also, present City Administrator Cody Dailey, City Secretary Roxanne De Leon, City Attorney Mike Guevara, Chief Marco Pena, Water Supervisor Shawn Cooper, City Engineer Garry Montgomery, Councilman-Elect George L. Dziuk Jr., Sergeant D.A. Reyes and Officer Elizabeth Montoya.

Citizens Participation

No citizens for participation.

II. Mayor and City Council Comments

Councilmember Maldonado Appreciates the eight years he has served on City Council and hopes the progress continues.
Councilmember Decena Sees new faces and is glad to see the community getting involved.
Councilmember Ortiz Thanks everyone who participated in the St. Anthony's Church event.

III. General Business – Consent Agenda

1. Adoption and approval of the city council minutes from April 27, 2022
2. Approval of the previous month's bills paid and financial reports.

Councilmember Decena motions to approve all two (2) items of the General Business – Consent Agenda. Councilmember Riojas and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to approve all two (2) items of the General Business – Consent Agenda is passed on a unanimous vote with all five (5) councilmembers in favor.

IV. Public Hearings

3. Conduct Public Hearing regarding the potential dissolving of Public Improvement District Number Two.
4. Conduct Public Hearing regarding the addition of land to the Hickory Ridge Public Improvement District.

The Public Hearing opens at 7:08 pm.

No citizen comments.

The Public Hearing adjourns at 7:09 pm.

V. General Business – Individual Consideration

5. Discuss and possible action regarding Resolution 5-19-2022-1R, accepting dedication of Stud Drive and a portion of Stable Springs in the portion of the Homewood Place subdivision known as Homewood Place, Unit 5.

Councilmember Hicks motions to approve Resolution 5-19-2022-1R, accepting dedication of Stud Drive and a portion of Stable Springs in the portion of the Homewood Place subdivision known as Homewood Place, Unit 5. Councilmember Ortiz seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to approve Resolution 5-19-2022-1R, accepting dedication of Stud Drive and a portion of Stable Springs in the portion of the Homewood Place subdivision known as Homewood Place, Unit 5 is passed on a unanimous vote with all five (5) councilmembers in favor.

6. Discuss and possible action regarding Resolution 5-19-2022-2R, setting a public hearing on June 16, 2022 under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Elmendorf, Texas; authorizing the issuance of notice by the City Secretary of Elmendorf, Texas regarding the public hearing; and directing th City to prepare a preliminary reinvestment zone financing plan.

Councilmember Decena motions to approve Resolution 5-19-2022-2R, setting a public hearing on June 16, 2022 under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Elmendorf, Texas; authorizing the issuance of notice by the City Secretary of Elmendorf, Texas regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan. Councilmember Hicks seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to approve Resolution 5-19-2022-2R, setting a public hearing on June 16, 2022 under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Elmendorf, Texas; authorizing the issuance of notice by the City Secretary of Elmendorf, Texas regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan is passed on a unanimous vote with all five (5) councilmembers in favor.

7. Discuss and possible action regarding Resolution 5-19-2022-3R, authorizing and dissolving the Public Improvement District Number Two in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date.

Councilmember Riojas motions to approve Resolution 5-19-2022-3R, authorizing and dissolving the Public Improvement District Number Two in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date. Councilmember Ortiz seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to approve Resolution 5-19-2022-3R, authorizing and dissolving the Public Improvement District Number Two in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date is passed on a unanimous vote with all five (5) councilmembers in favor.

8. Discuss and possible action regarding Resolution 5-19-2022-4R, authorizing the addition of land to a Public Improvement District within the city limits of the City of Elmendorf, Texas for the Hickory Ridge Public Improvement District, through a petition in accordance with Chapter 372 of the Texas Local Government Code; authorizing and directing the publication of this Resolution; providing for related matters and providing an effective date.

Councilmember Ortiz motions to approve Resolution 5-19-2022-4R, authorizing the addition of land to a Public Improvement District within the city limits of the City of Elmendorf, Texas for the Hickory Ridge Public Improvement District, through a petition in accordance with Chapter 372 of the Texas

Local Government Code; authorizing and directing the publication of this Resolution; providing for related matters and providing an effective date. Councilmember Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to approve Resolution 5-19-2022-4R, authorizing the addition of land to a Public Improvement District within the city limits of the City of Elmendorf, Texas for the Hickory Ridge Public Improvement District, through a petition in accordance with Chapter 372 of the Texas Local Government Code; authorizing and directing the publication of this Resolution; providing for related matters and providing an effective date is passed on a unanimous vote with all five (5) councilmembers in favor.

9. Discuss and possible action regarding Voluntary Petition for Annexation to the City of Elmendorf, Texas by 2022 HR Partners, LTD for 9.153 acres out of the north 17 and one half acres of 35 acres in the original land grant of J. De La Garza, Division 90, County Block 4008.

Councilmember Hicks motions to accept the Voluntary Petition for Annexation to the City of Elmendorf, Texas by 2022 HR Partners, LTD for 9.153 acres out of the north 17 and one half acres of 35 acres in the original land grant of J. De La Garza, Division 90, County Block 4008. Councilmember Decena seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to accept the Voluntary Petition for Annexation to the City of Elmendorf, Texas by 2022 HR Partners, LTD for 9.153 acres out of the north 17 and one half acres of 35 acres in the original land grant of J. De La Garza, Division 90, County Block 4008 is passed on a unanimous vote with all five (5) councilmembers in favor.

10. Discuss and possible action regarding the Hickory Ridge East and West Development agreement between 2022 HR Partners, Ltd., a Texas limited partnership and the City of Elmendorf.

Councilmember Decena motions to approve the Hickory Ridge East and West Development agreement between 2022 HR Partners, Ltd., a Texas limited partnership and the City of Elmendorf. Councilmember Hicks seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		

Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to approve the Hickory Ridge East and West Development agreement between 2022 HR Partners, Ltd., a Texas limited partnership and the City of Elmendorf is passed on a unanimous vote with all five (5) councilmembers in favor.

11. Discuss and possible action regarding variances requested by R.W. McDonald for the Hickory Ridge subdivision for future additions/units to the subdivision, to match variances already approved for current units related to lot size, type A street right of way width, setbacks, utility embankment easements and drainage ditches.

Councilmember Hicks motions to approve the variances requested by R.W. McDonald for the Hickory Ridge subdivision for future additions/units to the subdivision, to match variances already approved for current units related to lot size, type A street right of way width, setbacks, utility embankment easements and drainage ditches. Councilmember Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to approve the variances requested by R.W. McDonald for the Hickory Ridge subdivision for future additions/units to the subdivision, to match variances already approved for current units related to lot size, type A street right of way width, setbacks, utility embankment easements and drainage ditches is passed on a unanimous vote with all five (5) councilmembers in favor.

12. Discuss and possible action regarding a revised master plan for the Hickory Ridge subdivision incorporating new land acquisitions and utilizing variances described in the previous agenda item.

Councilmember Hicks motions to approve a master plan for the Hickory Ridge subdivision incorporating new land acquisitions and utilizing variances described in the previous agenda item. Councilmember Maldonado seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to approve a master plan for the Hickory Ridge subdivision incorporating new land acquisitions and utilizing variances described in the previous agenda item is passed on a unanimous vote with all five (5) councilmembers in favor.

13. Discuss and possible action regarding the review of work on our water project, specifically C.I.D.. 06 performed by Qro-Mex Construction. The foregoing agenda item (#13) is specifically identified for a potential closed session in accordance with TOMA section 551.071 (litigation and certain consultation with attorney).

Councilmember Ortiz motions to proceed with Item #13 in closed session. Councilmember Riojas seconds and a vote is called.

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to proceed with Item #13 in closed session is passed on a unanimous vote with all five (5) councilmembers in favor.

The City Council adjourns for closed session at 7:30 pm.
The City Council reconvenes for open session at 8:05 pm.

No action taken.

VI. Adjournment

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

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Maldonado		
Councilmember Decena		
Councilmember Ortiz		

The motion to adjourn the Regular City Council Meeting passed on a unanimous vote with all five (5) councilmembers in favor.

Regular City Council Meeting is adjourned at:

8:05 PM

The minutes were passed and approved on:

July 21, 2022


Mayor Michael Gonzales


Attest: City Secretary Roxanne De Leon