

**Written Minutes for the
Regular City Council Meeting
Held on May 18, 2023
7:00 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 7:00 pm May 18, 2023.

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	George Dziuk		Present
Councilmember Place 4	Manuel Decena		Present
Councilmember Place 5	Linda Pena Ortiz		Present

Also, present City Administrator Cody Dailey, City Attorney Mike Guevara, City Secretary Roxanne De Leon, Chief Marco Pena, Water Supervisor Shawn Cooper, City Engineer Garry Montgomery, Chaplain James Stirnemann and Sergeant David Reyes.

Citizens Participation

Carter McMain Here to represent the Boy Scouts and would like to help restore the Chief Michael Pimentel Memorial in front of City Hall. He plans to plant more flowers, restore the bricks, and pull out the weeds. City Council and Mr. Carter take a picture in front of the dais.

II. Mayor and City Council Comments

No comments.

III. General Business – Consent Agenda

1. Adoption and approval of the city council minutes from April 20, 2023.
2. Approval of the previous month's bills paid and financial reports.

Councilmember Hicks motions to approve all General Business – Consent Agenda Items.
Councilmember Riojas seconds and a vote is called.

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

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

IV. General Business – Individual Consideration

3. Discuss and possible action regarding a potential future Planned Development District at an area located generally at the intersection of US Hwy 181 and Loop 1604.

Daniel Ortiz, of Ortiz McKnight, PLLC, presents the Planned Development District (PDD) to the City Council. He is presenting the final plan after many revisions submitted to city staff for the past year and a half. This plan has removed all C-3 and M-1 districts. There are six individual uses with conditions for acreage, size, and density limits. Also, outside storage is prohibited. Mr. Ortiz commends city staff as they have been good to work with.

Councilmember Hicks motions to approve the Planned Development District at an area located generally at the intersection of US Hwy 181 and Loop 1604. Councilmember Riojas seconds.

Councilmember Riojas trusts Mr. Dailey and the staff's recommendation. Councilmember Hicks thinks most of his concerns have been addressed. Councilmember Dziuk also states he trusts the staff's recommendation. Councilmember Decena asks for City Attorney Mike Guevara's statement. Mike Guevara states there is nothing legally to be concerned with and it is up to City Council if they wish to approve this compromise with the Elmendorf Land Partnership. Councilmember Ortiz asks for Mr. Dailey's opinion. City Administrator Cody Dailey says he is a skeptical person but a lot of concerns have been alleviated.

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

The motion to approve the Planned Development District at an area located generally at the intersection of US Hwy 181 and Loop 1604 is passed on a unanimous vote with all five (5) councilmembers in favor.

4. Discuss and possible action regarding a future project of the Elmendorf Water System to add a Reverse Osmosis Treatment facility to our system. Our City Engineer, Garry Montgomery, will be providing a presentation.

Mr. Montgomery gives a PowerPoint presentation on the introduction to Reverse Osmosis. An explanation of how it works and the projected costs of construction, operation and maintenance of the facility. He also compared those costs against the cost of continuing our blending program with SAWS.

City Administrator Cody Dailey says it makes the most financial sense to continue blending with SAWS water. Mr. Dailey is not recommending the city pursue the reverse osmosis treatment facility at this time but the City Council should consider if breaking its ties from SAWS is worth another ten-million-dollar project.

No action taken.

5. Discuss and possible action regarding the purchase of equipment and its installation to convert our current AMR (Automatic Meter Reading) system to AMI (Advanced Metering Infrastructure) allowing real time access to usage both to the city and to the citizens by using a web portal at a cost to the City not to exceed \$98,411.62, or about \$73.17 per meter. This would be a new Capital Asset Expenditure and would be noted as such on a future budget amendment.

Councilmember Hicks motions to approve the purchase of equipment and its installation to convert our current AMR (Automatic Meter Reading) system to AMI (Advanced Metering Infrastructure) allowing real time access to usage both to the city and to the citizens by using a web portal at a cost to the City not to exceed \$98,411.62, or about \$73.17 per meter. Councilmember Decena seconds and a vote is called.

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

The motion to approve the purchase of equipment and its installation to convert our current AMR (Automatic Meter Reading) system to AMI (Advanced Metering Infrastructure) allowing real time access to usage both to the city and to the citizens by using a web portal at a cost to the City not to exceed \$98,411.62, or about \$73.17 per meter is passed on a unanimous vote with all five (5) councilmembers in favor.

6. Discuss and possible action regarding a potential renewal of our contract with Johnny Villarreal for licensed water and wastewater services for the City of Elmendorf.

Water Supervisor Shawn Cooper outlined in his contract that Mr. Villarreal will perform the same duties as an employee. Water Operator Toby Garcia is training for groundwater and Maintenance David Battiest is training for wastewater but it will take two to three years to achieve license.

Councilmember Ortiz motions to approve the contract with Johnny Villarreal for licensed water and wastewater services for the City of Elmendorf. Councilmember Decena seconds and a vote is called.

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

The motion to approve the contract with Johnny Villarreal for licensed water and wastewater services for the City of Elmendorf is passed on a unanimous vote with all five (5) councilmembers in favor.

Councilmember Ortiz motions to proceed with Item #7 in closed session. Councilmember Riojas seconds and a vote is called.

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

The motion to proceed with Item #7 in closed session is passed on a unanimous vote with all five (5) councilmembers in favor.

City Council adjourns for closed session at 8:42 pm.
City council reconvenes for open session at 9:24 pm.

7. Discuss and possible action regarding possible litigation and settlement thereof pertaining to the High Service Pump Station and Watermain Project under Contract CID-06. The foregoing agenda item (#7) is specifically identified for potential closed session in accordance with TOMA section 551.071 (consultation with attorney).

No action taken.

V. Adjournment

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

Yay	Nay	Abstain
Councilmember Riojas		
Councilmember Hicks		
Councilmember Dziuk		
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:

9:25 pm

The minutes were passed and approved on:

June 15, 2023



Mayor Michael Gonzales



Attest: City Secretary Roxanne De Leon

