

# COPY

## AGENDA

City of Elmendorf, Texas  
Regular City Council Meeting  
May 20<sup>th</sup>, 2021  
6:00 P.M.

8304 FM 327 (Elmendorf City Hall)  
Elmendorf TX 78112

**I. City Council will convene for a regular meeting at the Elmendorf City Hall at 6:00 p.m. May 20<sup>th</sup>, 2021.**

**Call to Order  
Pledge of Allegiance  
Invocation  
Roll Call  
Citizens Participation**

### **II. General Business - Individual Consideration**

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

### **III. Recess**

### **IV. Reconvene**

### **V. Mayor and City Council Comments.** Limited to 3 minutes each.

*(Comments are limited to statements of specific factual information or recitation of existing policy in response to an inquiry raised by a member of the public about a subject that is not on this agenda.)*

### **VI. Police Chief Update**

### **VII. General Business - Consent Agenda**

*The items under the consent agenda are deemed by the City to be routine in nature and will be approved by one motion adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the City Council desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda to be heard at the beginning of that section of the agenda. Similarly, members of the public may also request that any item on the consent agenda be discussed in the individual consideration section by noting the item they want moved on the public comments sign-up sheet located at the front of the hall.*

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.

### **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 \$66,552,632.00.
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, which 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.

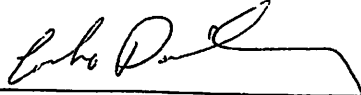
## **IX. General Business - Individual Consideration**

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 \$66,552,632; 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.
8. Discuss and possible action regarding the First Amendment to the Interlocal Agreement for Bexar County participation in Reinvestment Zone #3, City of Elmendorf, Texas.
9. 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; providing a repealer clause; and providing for an immediate effective date.
10. 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.
11. 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.
12. Discuss and possible action on a sewer disconnect agreement between the City of Elmendorf and Aqua Utilities, Inc.
13. Discuss and possible action on the appointment of P3 as TIRZ administrator for Reinvestment Zone #3, City of Elmendorf, Texas.
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.
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.

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

**X. Adjournment**

**Posted this 17<sup>th</sup> day of May 2021  
City of Elmendorf**



By: Cody D. Dailey, City Administrator

4:30pm  
Time

**CERTIFICATION**

*I certify that the above Agenda of the Elmendorf City Council was posted on the bulletin board located at the Elmendorf Administration Building, 8304 FM 327, Elmendorf, Texas pursuant to Chapter 551 of the Texas Government Code. This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [deliberations about real property], 551.073 [deliberations about gifts and donations to city], 551.074 [deliberations on certain personnel matters] or 551.076 [deliberations about deployment/ implementation of security personnel or devices] and 551.086 [Economic Development]. The City of Elmendorf is committed to compliance with the American with Disabilities Act and does not discriminate based on race, national origin, sex, age, religion, or disability in the employment, meetings, or provisions of service.*