

Renard U. Johnson  
Mayor

Dionne Mack  
City Manager



CITY COUNCIL  
Alejandra Chávez, District 1  
Josh Acevedo, District 2  
Deanna Maldonado-Rocha, District 3  
Cynthia Boyar Trejo, District 4  
Ivan Niño, District 5  
Art Fierro, District 6  
Lily Limón, District 7  
Chris Canales, District 8

## AGENDA FOR THE REGULAR COUNCIL MEETING

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**September 30, 2025**  
**COUNCIL CHAMBERS, CITY HALL, 300 N. CAMPBELL AND VIRTUALLY**  
**9:00 AM**

**Teleconference phone number: 1-915-213-4096**  
**Toll free number: 1-833-664-9267**  
**Conference ID: 909-817-67#**

Notice is hereby given that a Regular Meeting of the City Council of the City of El Paso will be conducted on September 30, 2025 at 9:00 A.M. Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>  
Via television on City15,  
YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

**Attention: The Council will take a lunch break at approximately 12:30 p.m. - 1:00 p.m. unless otherwise decided by the Council.**

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with Council during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll free number: 1-833-664-9267

**At the prompt, please enter Conference ID: 909-817-67#**

**The public may sign up to speak on items on this agenda before the 9:00 AM deadline on the meeting day at the following links:**

**For Call to the Public:**

**<https://app.smartsheet.com/b/form/dfad29e838da41fd86052bb264abd397>**

**To Speak on Agenda Items:**

**<https://app.smartsheet.com/b/form/7086be5f4ed44a239290caa6185d0bdb>**

**9:00 A.M. PLEDGE OF ALLEGIANCE**

Herrera Elementary School at the Invitation of City Representative Alejandra Chávez

Emma Dameworth  
Renee Limon  
Georgia Hernandez  
Valentina Martinez  
Daniel Hurst  
Ryder Knotts  
Emma Callaway  
Rocio Montero  
Simon Nelson  
Aylin Amaro  
Gabriel Martinez  
Zayne ChesaneK

**MAYOR'S PROCLAMATIONS**

Archtober Month

The 30th Anniversary of the Paso del Norte Health Foundation

Suicide Prevention Awareness Month

National Walk to School Day - Walktober

EPPD Public Safety Cadet Recognition

**10:00 A.M. ROLL CALL**

A QUORUM OF THE CITY COUNCIL MUST BE PRESENT AT THIS TIME

**INVOCATION BY EL PASO POLICE CHAPLAIN ROBERT HEMPHILL, JR. PH. D.**

**PUBLIC COMMENT ON CONSENT AGENDA AND REGULAR AGENDA ITEMS**

Public comment on agenda items will begin at 10:00 a.m. Request to speak must be received by 9:00 a.m. on the day of the meeting.

Members of the public may choose to comment at 10:00 a.m. or at the time the item is heard, but not both.

## **CALL TO THE PUBLIC (CITY RELATED NON-AGENDA ITEMS)**

Call to the Public will begin at 10:00 a.m. Requests to speak must be received by 9:00 a.m. on the date of the meeting. Sixty minutes in total will be devoted for Call to the Public. This time is reserved for members of the public who would like to address the City Council on items that are not on the City Council Agenda.

## **NOTICE TO THE PUBLIC**

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Council to be routine and will be enacted by one motion unless separate discussion is requested by Council Members. Prior to the vote, members of the audience may ask questions regarding items on the consent agenda. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. Council may, however, reconsider any item at any time during the meeting.

## **CONSENT AGENDA - APPROVAL OF MINUTES:**

1. Approval of the Minutes of the Regular City Council Meeting of September 16, 2025 and the Work Session of September 15, 2025. [25-1200](#)

### **All Districts**

City Clerk's Office, Laura D. Prine, (915) 212-0049

## **CONSENT AGENDA - REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS:**

2. REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS [25-97](#)

## **CONSENT AGENDA - RESOLUTIONS:**

3. A Resolution authorizing the City Manager to sign a Consulting and Planning Services Agreement between the City of El Paso and David Pettit Economic Development LLC dba Pettit and Ayala Consulting ("Contractor"), for Contractor to provide consulting and planning services related to Economic Development, Tax Increment Reinvestment Zones, and Public Improvement Districts within the City of El Paso, for a term of 2 years, with the option to extend for an additional 2 years for an aggregated amount not to exceed \$220,000, and reimbursements for expenses not to exceed \$7,500. [25-1208](#)

### **All Districts**

Economic and International Development, Karina Brascaglia, (915) 212-1570

4. A Resolution authorizing the City Manager to sign a Consulting and Planning Services Agreement between the City of El Paso and DT CONSULTING, LLC, in an amount not to exceed \$250,000.00 for a term of 2 years, with the option to extend for an additional 2 years. Contractor will provide specialized consulting [25-1210](#)

and planning services to support Economic Development goals, initiatives, and priority projects for the City of El Paso.

**All Districts**

Economic and International Development, Karina Brascgalla, (915) 212-1570

5. A Resolution that the City Manager, or designee, be authorized to sign a Lessor's Approval of Assignment of the Crosswinds Entertainment District Ground Lease by and among the City of El Paso ("Lessor"), Halloran Family Joint Venture, LLC and 3187 E Long Circle, LLC ("Assignor"), and 6901 Montana Investment, LLC ("Assignee") regarding the following property: [25-1211](#)

A 52,846.456 square foot parcel of land, more or less, being a portion of Tract 4A25, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and municipally known and numbered as 6901 Montana Ave., City of El Paso, El Paso County, Texas, 79925.

**District 3**

Airport, Tony Nevarez, (915) 212-7301

Airport, Debbie Olivas, (915) 212-7337

6. That the Solid Waste Liens on the attachment posted with this agenda be approved (See Attachment A). [25-1159](#)

**All Districts**

Environmental Services Department, Nicholas Ybarra, (915) 212-6000

7. That the Demolition Liens on the attachment posted with this agenda be approved (see Attachment B). [25-1160](#)

**Districts 4, 8**

Environmental Services Department, Nicholas Ybarra, (915) 212-6000

8. A Resolution reactivating the enabling resolution of the Youth Advisory Board in accordance with the direction provided by the El Paso City Council on May 12, 2025 to standardize the Boards and Commissions of the City of El Paso. [25-1195](#)

**All Districts**

City Manager's Office, Richard Bristol, (915) 212-1061

9. A Resolution amending the enabling resolution of the Veterans Affairs Advisory Committee in accordance with the direction provided by the El Paso City Council on May 12, 2025 to standardize the Boards and Commissions of the City of El Paso. [25-1190](#)

**All Districts**

Strategic and Legislative Affairs, Stephen Ian Voglewede, (915) 212-1299

10. That the addition of broadband transmission poles on Mesa St. serves a public purpose of providing broadband access, infrastructure and utilities to residents and visitors of the City, the City Manager be authorized to sign a Multiple Use Agreement and between the City and the State, acting by and through TxDOT, for the use of the Mesa St. right of way for the purpose of installing and maintaining broadband poles. [25-1189](#)

**District 8**

Information Technology, Carolyn Patrick, (915) 212-1408

11. A Resolution that the City Manager, or designee, be authorized to sign an Advance Funding Agreement by and between the City of El Paso and the State of Texas, acting by and through the Texas Department of Transportation, for the design and construction of the Transportation Alternatives Set-Aside (TASA) Program grant improvements, "Brown St. Shared Use Path" project, which has an estimated total project cost of \$4,347,882.00 of which the estimated local government participation amount is estimated at \$331,009.00 plus any cost overruns. Further, the City Manager, or designee, is authorized to sign all documents, agreement amendments, and perform all actions required to carry out the obligations of the City under this agreement.

[25-1209](#)

**District 8**

Capital Improvement Department, Joaquin Rodriguez, (915) 212-0065

12. A Resolution authorizing the City Manager to sign a License Agreement between the City of El Paso and the El Paso Community Foundation's Borderland Rescue Fund for the use of approximately 3,000 square feet of the City's property at 300 N. Campbell, El Paso Texas 79901 for storage of pet food and supplies for the Library Pet Pantries.

[25-1220](#)

**District 8**

City Manager's Office, Richard Bristol, (915) 212-0023

**CONSENT AGENDA - BOARD RE-APPOINTMENTS:**

13. Lucio Glenn to the Museums and Cultural Affairs Advisory Board by Representative Deanna Maldonado-Rocha, District 3.

[25-1226](#)

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

**CONSENT AGENDA - BOARD APPOINTMENTS:****Goal 3: Promote the Visual Image of El Paso**

14. Jim W. Dobrowolski to the City Plan Commission by Representative Chris Canales, District 8.

[25-1186](#)

Members of the City Council, Representative Chris Canales, (915) 212-0021

15. Nahum S. Apodaca to the Committee on Border Relations by Representative Lily Limón, District 7.

[25-1212](#)

Members of the City Council, Representative Lily Limón, (915) 212-0007

16. Ben Wilbanks to the Parks and Recreation Advisory Board by Representative Alejandra Chávez, District 1.

[25-1222](#)

City Clerk's Office, Representative Alejandra Chávez, (915) 212-0001

17. Alica Rascon to the Open Space Advisory Board by Representative Deanna Maldonado-Rocha, District 3. [25-1223](#)

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

18. Carlos Loweree III to the Capital Improvements Advisory Committee by Representative Deanna Maldonado-Rocha, District 3. [25-1224](#)

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

### **CONSENT AGENDA - NOTICE OF CAMPAIGN CONTRIBUTIONS:**

19. For notation pursuant to Section 2.92.080 of the City Code, receipt of campaign contributions by Representative Alejandra Chávez in the amount of \$1,500 from Marcela & Miguel Fernandez, \$1,000 from Gerald Rubin, \$1,000 from Jaime Arredondo, \$1,000 from Dan Olivas, \$500 from Rebecca & Jose Cardenas, \$2,500 from Kathy & Raymond Palacios, \$500 from Berry Lash, \$1,000 from Dion Jeraldo Castro, \$2,500 from Richard A Castro, \$500 from Ruben Chavez, \$1,000 from Garry Porras, \$500 from Margarita & Edward Escudero, \$1,500 from Maria & Eduardo Rodriguez, \$1,000 from Duane E Murphy, \$500 from Lucy & Juan Mimbela. [25-1204](#)

Members of the City Council, Representative Alejandra Chávez, (915) 212-0001

### **CONSENT AGENDA - REQUEST FOR PROPOSAL:**

20. The award of Solicitation 2025-0298R Disaster Housing Consultant to H2O Partners, Inc. dba H2O Partners for a one (1) year term for an estimated amount of \$360,635.00. This contract will allow the department to create a comprehensive and viable regional vulnerability assessment study that identifies regional vulnerabilities and establishes strategies to mitigate short-term and long-term housing needs in case of a disaster, with focus on disadvantaged communities and vulnerable populations. [25-1198](#)

**Contract Variance:** No prior contract to compare.

Department:	Fire
Award to:	H2O Partners, Inc. dba H2O Partners
City & State:	Austin, TX
Item(s):	All
Initial Term:	1 Year
Option Term:	N/A
Total Contract Time:	1 Year
Annual Estimated Award:	\$360,635.00
Initial Term Estimated Award:	\$360,635.00
Option Term Estimated Award:	N/A
Total Estimated Award:	\$360,635.00
Account(s):	322 - 2720 - 22130 - 522150 - G2223RCPGP

Funding Source(s): Regional Catastrophic Preparedness  
Grant Program  
District(s): All

This was a Request for Proposals Procurement - service contract.

The Purchasing & Strategic Sourcing Department and Fire Department recommend award as indicated to H2O Partners, Inc. dba H2O Partners the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

#### **All Districts**

Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043  
Fire, Chief Jonathan P. Killings, (915) 212-5665

### **CONSENT AGENDA - BIDS:**

21. The award of Solicitation 2025-0268 Roadside Tire Service to E&SG dba Industrial Tire Co. for an initial term of three (3) years for an estimated amount of \$85,500.00. The award also includes a two (2) year option for an estimated amount of \$57,000.00. The total contract time is for five (5) years for a total estimated amount of \$142,500.00. This contract will provide roadside tire service for the Streets and Maintenance fleet.

[25-1203](#)

#### **Contract Variance:**

The difference based in comparison to the previous contract is as follows: An increase of \$40,500.00 for the initial term, which represents a 90.00% increase due to increased costs for parts and services as well as an increase in the contract time from 6 months to 3 years.

Department: Streets and Maintenance  
Award to: E&SG LLC DBA Industrial Tire Co.  
City & State: El Paso, TX  
Item(s): All  
Initial Term: 3 Years  
Option Term: 2 Years  
Total Contract Time: 5 Years  
Annual Estimated Award: \$ 28,500.00  
Initial Term Estimated Award: \$ 85,500.00  
Option Term Estimated Award: \$ 57,000.00  
Total Estimated Award: \$ 142,500.00  
Account(s): 532 - 3600 - 531250 - 37020 - P3701  
Funding Source(s): Internal Service Fund  
District(s): All

This is a low bid procurement, unit price contract.

The Purchasing & Strategic Sourcing and Streets and Maintenance Departments recommend award as indicated to E&SG LLC dba Industrial Tire Co., the sole responsive, responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

In accordance with this award, the City Manager or designee is authorized to exercise future options if needed.

**All Districts**

Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043  
Streets and Maintenance, Randy Garcia, (915) 212-7000

**REGULAR AGENDA - FIRST READING OF ORDINANCES:**

**INTRODUCTION OF ORDINANCES PURSUANT TO SECTION 3.9 OF THE EL PASO CITY CHARTER:**

**Public comment typically is not taken during the first reading of ordinances. Public comments are invited at the date of the scheduled public hearing.**

Public Hearings will be held as part of the regular City Council meeting that begins at approximately 10:00 a.m. All interested persons present shall have an opportunity to be heard at that time. After the public hearings, Council may also delay taking action on Ordinances; no requirement is made by Section 3.9B of the El Paso City Charter to publish any further notice. Copies of all Ordinances are available for review in the City Clerk's office, 300 N. Campbell, Monday through Thursday, 7:00 a.m. to 6:00 p.m.

- 22.** An Ordinance changing the zoning of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, City of El Paso, El Paso County, Texas from R-4 (Residential) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

**[25-1202](#)**

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 7800 and 7804 Alameda Avenue  
Applicant: Vista del Sol Architectural Design, PZRZ24-00039

**District 7**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Blanca Perez, (915) 212-1561



**PUBLIC HEARING WILL BE HELD ON OCTOBER 28, 2025**

- 23.** An Ordinance changing the zoning of Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use) and approving a Master Zoning Plan with a 32% parking reduction. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

[25-1207](#)

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: North of Arizona Avenue and East of N. Oregon Street  
Applicant: Misifu, LLC, PZRZ24-00035

**District 8**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Saul J. G. Pina, (915) 212-1604

**PUBLIC HEARING WILL BE HELD ON OCTOBER 28, 2025**

**REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES:**

- 24.** An Ordinance granting Special Permit No. PZST24-00018, to allow for infill development with reduction to rear and side street setbacks on the property described as Lots 28, 29, 30, and 31, Block 23, Second Revised Map of Sunset Heights, 506 Randolph Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code.

[25-1067](#)

The proposed special permit meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 506 Randolph Drive  
Applicant: Hugo Castillo, PZST24-00018

**District 8**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Blanca Perez, (915) 212-1561

- 25.** An Ordinance changing the zoning of a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

[25-1068](#)

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: South of Artcraft Rd. and West of Westside Dr.

Applicant: Artwest Ventures LLC PZRZ24-00005

**District 1**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Andrew Salloum, (915) 212-1603

26. An Ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the properties legally described as a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas, from O-3, Agriculture to G-4, Suburban (Walkable).

[25-1071](#)

Subject Property: South of Artcraft Rd. and West of Westside Dr.  
Applicant: Artwest Ventures LLC PLCP24-00003

**District 1**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Andrew Salloum, (915) 212-1603

27. An Ordinance granting Special Permit No. PZST24-00007, to allow for a governmental use, building on the property described as Tract 1B, A.F. Miller Survey 214, 6500 N. Mesa Street, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code.

[25-1072](#)

The proposed special permit meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 6500 N. Mesa Street  
Applicant: City of El Paso, PZST24-00007

**District 8**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Andrew Salloum, (915) 212-1603

28. An Ordinance changing the zoning of a portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas from R-3A (Residential) to P-R II (Planned Residential II). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

[25-1074](#)

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: Dewberry Dr. (North of Woodrow Bean Transmountain Dr. and East of Resler Dr.)  
Applicant: DVEP Land LLC, PZRZ25-00010

**District 1**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Jose Beltran, (915) 212-1607

29. An Ordinance granting Special Permit No. PZST25-00003, to allow for a professional office, front, rear and side setback reduction, and 70% parking

[25-1075](#)

reduction on the property described as Lots 7, 8, and 9, Block 60, Franklin Heights Addition, 1514 Montana Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 1514 Montana Avenue  
Applicant: John Falvey, PZST25-00003

**District 8**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Blanca Perez, (915) 212-1561

- 30.** An Ordinance changing the zoning of the property described as the West 10 feet of Lot 22, all of Lot 23, and the East 5 feet of Lot 24, Block 17, Cotton Addition, 2320 Montana Avenue, City of El Paso, El Paso County, Texas from A-2 (Apartment) to S-D (Special Development), pursuant to Section 20.04.360, and approving a Detailed Site Development Plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for a boutique as permitted in the S-D (Special Development) zone district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

[25-1076](#)

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 2320 Montana Avenue  
Applicant: Ana Lujan, PZRZ25-00002

**District 8**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Blanca Perez, (915) 212-1561

- 31.** An Ordinance granting Special Permit No. PZST25-00002, to allow for a 100% parking reduction and a rear setback reduction on the property described as the northerly 58.90 feet of Lot 16 and the northerly 58.90 feet of the easterly-half of Lot 15, Block 13, Cotton Addition, 809 N. Eucalyptus Street, City of El Paso, El Paso County, Texas, pursuant to Section 20.14.070 of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

[25-1077](#)

The proposed Special Permit meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 809 N. Eucalyptus Street  
Applicant: John M. Holland LLC, PZST25-00002

**District 8**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Jose Beltran, (915) 212-1607

32. An Ordinance changing the zoning of a portion of Lot 54, Cinecue Park Subdivision, 8172 Lowd Avenue, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. [25-1078](#)

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 8172 Lowd Avenue  
Applicant: Armando and Leticia Urenda, PZRZ25-00017

**District 7**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Blanca Perez, (915) 212-1561

33. An Ordinance changing the zoning of Lot 1, Block 1, Shadow Mountain, 201 Shadow Mountain Drive, City of El Paso, El Paso County, Texas from G-MU/c (General Mixed Use/conditions) to C-1/c (Commercial/conditions) and Lot 1, Block 1, Shadow Mountain Unit Two, 135 Shadow Mountain Drive, City of El Paso, El Paso County, Texas from G-MU (General Mixed Use) to C-1 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. [25-1079](#)

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 201 and 135 Shadow Mountain Drive  
Applicant: Saadatkah Abdolkarim, PZRZ25-00016

**District 8**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Blanca Perez, (915) 212-1561

34. An Ordinance changing the zoning of a portion of Lot 3, Block B, Arnold Foothills, 7750 Alabama Street, City of El Paso, El Paso County, Texas from C-1 (Commercial) to A-O (Apartment/Office). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. [25-1081](#)

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 7750 Alabama Street  
Applicant: Karam Development, PZRZ25-00014

**District 2**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553  
Planning and Inspections, Blanca Perez, (915) 212-1561

**REGULAR AGENDA - MEMBERS OF THE CITY COUNCIL**

35. Discussion and action to approve a Resolution that the City Council declares that the expenditure of District 8 discretionary funds, in an amount not to exceed \$2,000.00, for the curation, construction, promotion, and/or programming of the El Paso Museum of History exhibit "Mountain of Gold: A History of East and Southeast Asian Cultures in El Paso del Norte, 1880s - 1980s" serves the municipal purpose of enhancing the quality of life of the citizens of El Paso through entertainment and by fostering community pride and encouraging civic engagement;

[25-1194](#)

and further, that the City Manager, or designee, be authorized to effectuate any budget transfers and execute any contracts and/or related documents necessary to ensure that the funds are properly expended for the municipal purpose

**District 8**

Members of the City Council, Representative Chris Canales, (915) 212-0008

36. Discussion and action to direct the City Manager to appoint a member to the Urban Waters Federal Partnership Steering Committee.

[25-1225](#)

**All Districts**

Members of the City Council, Representative Josh Acevedo, (915) 212-0002

Members of the City Council, Representative Cynthia Boyar Trejo, (915) 212-0004

**REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS:**

37. Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for Solicitation 2026-0050 Toll System Maintenance and Equipment to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the computerized toll collection system maintenance and equipment, for a term of one (1) year for an estimated amount of \$250,000.00.

[25-1197](#)

**Contract Variance:**

The difference based in comparison to the previous contract is as follows: An increase of \$219,868.00 for the initial term, which represents a 729.68% increase due to replacement contract containing a contingency fund that assists in maintaining operations during unforeseen events, downtime and preventing loss of revenue.

Department:	International Bridges
Award to:	The Revenue Markets, Inc. dba TRMI Systems Integration
City & State:	Accord, NY
Item(s):	All
Initial Term:	1 Year
Option Term:	N/A
Total Contract Time:	1 Year
Year 1:	\$250,000.00
Initial Term Estimated Award:	\$250,000.00

Option Term Estimated Award: N/A  
Total Estimated Award: \$250,000.00  
Account(s): 564-3300-64830-522290  
564-3300-64830-533030  
Funding Source(s): Operating Fund  
District(s): All

This is a Non-Competitive Award - Sole Source Contract.

Non-Competitive Procurement under Local Government General Exemption:  
Section 252.022: (7) a procurement of items that are available from only one source, (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

The Purchasing & Strategic Sourcing and International Bridges Departments recommend award as indicated to The Revenue Markets, Inc., dba TRMI Systems Integration, under the exemption listed above.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

#### **All Districts**

Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043  
International Bridges, Roberto Tinajero, (915) 212-7509

38. Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) for solicitation 2025-0290 Toll Collection System Upgrade to The Revenue Markets, Inc., dba TRMI Systems Integration, the sole source provider for the toll collection system upgrade and maintenance, for a (3) year term for an estimated amount of \$6,177,406.32, with the stipulation that the vendor provides an updated sole source letter and affidavit each year.

[25-1205](#)

#### **Contract Variance: NA**

Department: International Bridges  
Award to: The Revenue Markets, Inc..  
dba TRMI Systems Integration  
City & State: Accord, NY  
Item(s): All  
Initial Term: 3 Years  
Option Term: N/A  
Total Contract Time: 3 Years  
Annual Estimated Award: \$2,059,135.44  
Initial Term Estimated Award: \$6,177,406.32  
Option Term Estimated Award: N/A  
Total Estimated Award: \$6,177,406.32  
Account(s): 190 - 4950 - 580270 - 38170 -  
PCP18IB005

Funding Source(s): 564 - 3360 - 570020 - 64870  
\$4,962,407.06 - ITS Projects  
District(s): \$1,214,999.26 - P3 Program  
All

This is a Non-Competitive Award - Sole Source Contract.

Non-Competitive Procurement under Local Government General Exemption: Section 252.022: (7) a procurement of items that are available from only one source, (A) items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies.

The Purchasing & Strategic Sourcing and International Bridges Departments recommend award as indicated to The Revenue Markets, Inc., dba TRMI Systems Integration, under the exemption listed above.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

**All Districts**

Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043  
International Bridges, Roberto Tinajero, (915) 212-7509

39. Discussion and action on the award of Solicitation 2025-0445 General Aviation Ramp Rehabilitation Stage 2 & 3 to International Eagle Enterprises, Inc. for a total estimated amount of \$9,839,586.90. This project will consist of reconstructing approximately 155,000 square yards of General Aviation Ramp T-Hangar taxi lanes at El Paso International Airport to replace deteriorating pavement and improve drainage, including all taxi lanes between the T-Hangars and the west-side pavement serving both T-Hangar and corporate hangar operations.

[25-1199](#)

Department: El Paso International Airport  
Award to: International Eagle Enterprises, Inc.  
City & State: El Paso, TX  
Item(s): Base Bid I & Additive Alternate I  
Contract Term: 630 Consecutive Calendar Days  
Base Bid I: \$7,630,056.90  
Additive Alternate I: \$2,209,530.00  
Total Estimated Award: \$9,839,586.90  
Account(s): 562-3080-62330-580270-G62A234902  
562-3010-62335-580270-G62A234902  
Funding Source(s): Airport Infrastructure Grant  
Airport Improvement Program Federal Aviation  
Administration Grants  
Airport Enterprise Fund  
District(s): 3

This was a Low Bid Procurement - unit price contract.

The Purchasing & Strategic Sourcing, El Paso International Airport, and Capital



Improvement Departments recommend award as indicated to International Eagle Enterprises, Inc., the lowest responsive and responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

Work under this unit price contract is only an estimated value and will be ordered, performed, invoiced, and paid by measured quantity. The actual cost of this contract may be higher or lower than the total estimated value and will be the sum total of unit prices at the end of the contract term.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

### **District 3**

Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043  
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803  
Airport, Tony Nevarez, (915) 474-2424

**25-1201**

40. Discussion and action on the request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) to increase contract 2023-0258 Collector and above Street Resurfacing 2023 to International Eagle Enterprises. This change order will increase referenced contract by \$1,559,200.00 for a total estimated amount not to exceed \$22,851,633.25. This change order will allow for additional resurfacing of council approved streets under the 2022 Community Progress Bond program to include milling, proof rolling of subgrade surface, rework of existing subgrade 2' and hot mix asphalt.

Department:	Streets and Maintenance
Award to:	International Eagle Enterprises, Inc
City & State:	El Paso, TX
Current Contract Estimated Amount:	\$21,292,433.25
Change Order Award:	\$1,559,200.00
Total estimated Amount not to Exceed:	\$22,851,633.25
Account(s):	190-4825-29110-580270- PCP24ARTRESUR 190-4825-29110-580270- PCP25ARTRESUR
Funding Source(s):	Street Maintenance Funds 2024 - Community Progress Bond Top 50 Arterials 2025 - Community Progress Bond Top 50 Arterials
District(s):	All

This was a Competitive Sealed Proposal Award - unit price contract.



**All Districts**

Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043  
Streets and Maintenance, Randy Garcia, (915) 212-7000

**REGULAR AGENDA - OTHER BUSINESS:**

41. Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate the listed budget transfer to allocate budget from the Master Fire Renovation project for the Fire Station 8 PCP. [25-1206](#)

**District 8**

Capital Improvement Department, Gilbert Guerrero, (915) 212-1803

42. Discussion and action on a Resolution approving the 9% Low Income Housing Tax Credits (LIHTC) Evaluation Procedures as set forth in Attachment "A" of the Resolution. Attachment "A" supersedes in its entirety the Evaluation Procedures adopted on October 15, 2019. [25-1193](#)

**All Districts**

Community and Human Development, Nickole H. Rodriguez, (915) 212-1673

**EXECUTIVE SESSION**

The City Council of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the City Council of the City of El Paso may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act and the Rules of City Council.) The City Council will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS
Section 551.089	DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS; CLOSED MEETING

**ADJOURN****NOTICE TO THE PUBLIC:**

Sign Language interpreters are provided for Regular City Council Meetings. If you need Spanish Interpretation Services, please email [CityClerk@elpasotexas.gov](mailto:CityClerk@elpasotexas.gov) by 12:00 p.m. on the Friday before the meeting.

Si usted necesita servicios de interpretación en español, favor de enviar un correo electrónico a CityClerk@elpasotexas.gov a mas tardar a las 12:00 p.m. del viernes previo a la fecha de la junta.

**ALL REGULAR CITY COUNCIL AGENDAS ARE PLACED ON THE INTERNET ON WEDNESDAY PRIOR TO THE MEETING AT THE ADDRESS BELOW:**

<http://www.elpasotexas.gov/>