

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

MINUTES FOR REGULAR COUNCIL MEETING

February 4, 2025
COUNCIL CHAMBERS, CITY HALL AND VIRTUALLY
9:00 AM

ROLL CALL

The City Council of the City of El Paso met on the above time and date. Meeting was called to order at 9:01 a.m. Mayor Renard Johnson was present and presiding and the following Council Members answered roll call: Alejandra Chávez, Josh Acevedo, Deanna Maldonado-Rocha, Cynthia Boyar Trejo, Ivan Niño, and Lily Limón. Late arrivals: Chris Canales at 9:09 a.m. and Art Fierro at 9:19 a.m.

INVOCATION BY EL PASO POLICE CHAPLAIN RABBY LEVY GREENBERG

PLEDGE OF ALLEGIANCE

Cielo Vista Elementary School, McArthur Elementary/Intermediate School, and Burges High School at the invitation of City Representative Deanna Maldonado-Rocha

Joseph Bencomo
Lola Bencomo
Sara Bencomo
Ricky Urbina
Eva Urbina
Zoe Villegas
Lucas Villegas
Alysa Chavez

MAYOR'S PROCLAMATIONS

El Paso Children's Hospital Day

Martha Rios Day & The Lunchbox Day

Black History Month

The Black El Paso Democrats 39th Annual Political Awareness and Awards Banquet Day

Pebble Hills High School Spartan Marching Band Day

NOTICE TO THE PUBLIC

Motion made by Mayor Pro Tempore Chávez, seconded by Representative Fierro, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the Consent Agenda unless otherwise noted. (Items approved, postponed, or deleted pursuant to the vote on the Consent Agenda will be shown with an asterisk {*}.)

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

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CONSENT AGENDA – APPROVAL OF MINUTES:
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Goal 6: Set the Standard for Sound Governance and Fiscal Management

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1. *Motion made, seconded, and unanimously carried to **APPROVE** the Minutes of the Regular City Council Meeting of January 22, 2025, the Agenda Review Meeting of January 21, 2025, and the Work Session of January 21, 2025.
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CONSENT AGENDA – REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS:

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2. REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMEBERS
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***NO ACTION** was taken on this item.
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CONSENT AGENDA – RESOLUTIONS:

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Goal 1: Create an Environment Conducive to Strong, Sustainable Economic Development
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3. ***RESOLUTION**
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BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF EL PASO:

That the City Manager, or designee, is authorized to sign a First Amendment to Airport Building Lease Agreement by and between the City of El Paso, Texas, a municipal corporation existing under the laws of the State of Texas (the "Lessor"), and Southwest Airlines Co., a Texas Company ("Lessee") to extend and adjust the rent in the lease.
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4. ***RESOLUTION**
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WHEREAS, the City of El Paso, as recipient of a grant of authority from the U.S. Foreign Trade Zones Board, is authorized to establish, operate, and maintain Foreign Trade Zone No. 68; and

WHEREAS, the City of El Paso, by and through its Department of Aviation, established, owns, operates, and maintains Foreign Trade Zone No. 68 in order to expedite and encourage foreign commerce in the El Paso region; and

WHEREAS, the City of El Paso desires to submit a minor boundary modification application to the U.S. Foreign Trade Zones Board to modify the boundaries of Foreign Trade Zone No. 68 to include a new site which will be used primarily for distribution operations; and

WHEREAS, the City of El Paso desires the minor boundary modification be subject to the activation limit under the traditional site framework,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Director of the Aviation or designee be authorized to submit a minor boundary modification application, including all supporting documents and coordination with taxing entities for letters of support, to the U.S. Foreign Trade Zones Board, which will modify the boundaries of Foreign Trade Zone No. 68 to include the following:

13551 Montana Avenue, El Paso, El Paso County, Texas 79838, Power Subdivision Lot 2 and to perform all other actions necessary to effectuate this boundary modification.

5.

***RESOLUTION**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager, or designee, be authorized to sign an Agreement for Professional Services by and between the City of El Paso and Professional Service Industries, Inc., for a project known as "Geotechnical and Material Testing Services for the El Paso International Airport General Aviation Ramp Rehabilitation" for an amount not to exceed \$223,118.87. In addition, the City Engineer is authorized to increase the contract amount up to \$50,000.00 without further authorization from City Council, if such services are necessary for the proper execution of the project and the increased amount is in the appropriate budget for the project. Further, the City Manager is authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of the Agreement for Professional Services.

6.

***RESOLUTION**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Director of Aviation be authorized to sign and submit a grant application and related documentation to the Texas Commission on Environment Quality (TCEQ) and be designated the official representative of the City of El Paso to act in connection with the application process for the Texas Volkswagen Environment Mitigation Program (TxVEMP) All Electric Grant Program.

That upon approval and issuance of such grant by the TCEQ, the City Manager, or authorized designee, be authorized to accept and sign the grant agreement, any related grant modifications, and other necessary documents when the form and substance of those documents have been reviewed and approved by the City Attorney's Office, and that such authorization will include the ability to accept and sign multiple agreements and documents, as the TCEQ grant may be issued in various disbursements;

That the City Manager be authorized to approve and sign any budget transfers needed to establish appropriations in connection with this grant.

The City is requesting a total grant amount of \$500,000.00 for the FY 2023 Texas Volkswagen Environment Mitigation Program (TxVEMP), with no match required.

Ms. Patricia Osmond, citizen, commented.

Goal 2: Set the Standard for a Safe and Secure City

7.

***RESOLUTION**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor is authorized to sign an Interlocal Cooperation Agreement by and between the City of El Paso and Texas Tech University Health Sciences Center at El Paso, to provide online-medical direction to the Emergency Medical Services System (EMSS) for a term of three (3) years with a two-year option to extend.

Ms. Lisa Turner, citizen, commented.

8.

***RESOLUTION**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign an Agreement for Professional Services by and between the CITY OF EL PASO and Countryman & Co. PLLC, a Texas Limited Liability Company (LLC), for a project known as “Architect and Engineering Services for the Fire Station 7 Renovation Project” for an amount not to exceed **\$219,479.90**; that the City Engineer is authorized to approve additional Basic Services and Reimbursables for an amount not to exceed \$50,000.00 and to approve Additional Services for an amount not to exceed \$50,000.00 if such services are necessary for the proper execution of the project and the increased amounts are within the appropriate budgets of the project for a total amount of \$319,479.90.

Further, the City Manager is authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for the execution of the Agreement for Professional Services.

Ms. Lisa Turner, citizen, commented.

Goal 8: Nurture and Promote a Healthy, Sustainable Community

9.

***RESOLUTION**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign an Interlocal Agreement between the City of El Paso and Town of Horizon City, Texas, for the period of September 1, 2024, through August 31, 2025 for the provision of public health and environmental services by the City of El Paso to Town of Horizon City, for which Town of Horizon City shall pay to the City of El Paso an annual amount of TWO HUNDRED TWENTY-ONE THOUSAND SEVEN HUNDRED FORTY-NINE DOLLARS AND NO/100 (\$221,749.00)

Ms. Lisa Turner, citizen, commented.

CONSENT AGENDA – BOARD APPOINTMENTS:

Goal 8: Nurture and Promote a Healthy, Sustainable Community

- 10. *Motion made, seconded, and unanimously carried to **APPOINT** Tess Passero to the Animal Shelter Advisory Committee by Mayor Renard U. Johnson.
- 11. *Motion made, seconded, and unanimously carried to **APPOINT** Silvia Serna to the Animal Shelter Advisory Committee by Representative Josh Acevedo, District 2.

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CONSENT AGENDA – APPLICATIONS FOR TAX REFUNDS:
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Goal 6: Set the Standard for Sound Governance and Fiscal Management
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12. *Motion made, seconded, and unanimously carried to **APPROVE** a refund to Gerald Wheaton in the amount of \$3,719.59 for an overpayment made on December 19, 2024 of 2024 taxes, Geo. # C818-999-0730-0300.

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CONSENT AGENDA –NOTICE OF CAMPAIGN CONTRIBUTIONS:
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Goal 5: Promote Transparent and Consistent Communication Amongst All Members of the Community
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13. *Motion made, seconded, and unanimously carried to **NOTE** pursuant to Section 2.92.080 of the City Code, receipt of campaign contributions by Mayor Renard U. Johnson in the amounts of \$3,500.00 from Miguel Fernandez, \$2,000.00 from Alvaro Bustillos, \$10,000.00 from Stanley Jobe, and \$40,000.00 loan from Renard Johnson.

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CONSENT AGENDA – REQUEST TO ISSUE PURCHASE ORDERS:
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Goal 7: Enhance and Sustain El Paso’s Infrastructure Network
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14. *Motion made, seconded, and unanimously carried to **AUTHORIZE** the Director of Purchasing & Strategic Sourcing Department to issue Purchase Order(s) to increase contract 2022-0004 Security Services - Municipal Buildings to Night Eyes Protective Services, Inc. This change order will increase referenced contract by \$139,725.00 for a total estimated amount not to exceed \$2,203,389.00. This change order will add capacity for additional services needed under this contract.

Department:	Streets and Maintenance
Award to:	Night Eyes Protective Services, Inc
City & State:	El Paso, TX
Current Contract Amount:	\$2,063,664.00
Change Order Amount:	\$139,725.00
Total Estimated Amount not to Exceed:	\$2,203,389.00
Account(s):	532 - 1000 - 31040 - 522120 - P3120
Funding Source(s):	General Fund
District(s):	All

Contract Procurement Information:
This was a Best Value Bid Award - unit price contract.

Change Order Price Information:
Armed security guard with marked vehicle hourly rate: \$22.50

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CONSENT AGENDA – BIDS:
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Goal 6: Set the Standard for Sound Governance and Fiscal Management
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15. ***RESOLUTION**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT the City Manager be authorized to sign a Service Agreement (Solicitation 2024-0654R) for the auditing of City sales tax collections by and between the City of El Paso ("City") and Avenu Insights & Analytics, LLC ("Service Provider") for a contract term of three years from the date this Service Agreement is approved by the City Council, with an option to extend for two additional years. This award is a contingency-based contract, which shall not exceed 25% of the additional revenue to the City based on the Agency's documented findings. In accordance with this award the City Manager or designee is authorized to exercise future options if needed. In addition, it is requested that the City Attorney's Office review and that the City Manager be authorized to execute any related contract documents and agreements necessary to effectuate this award.

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Goal 8: Nurture and Promote a Healthy, Sustainable Community
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16. *Motion made, seconded, and unanimously carried to **AWARD** Solicitation 2025-0201 Continuous PM Light Scattering Monitors (Re-Bid) to Teledyne Instruments, Inc., dba Teledyne API for a one-time purchase for an estimated amount of \$93,756.00. This contract will allow Environmental Services to purchase two (2) continuous light scattering particulate monitors used to measure particulate matter to meet the Environmental Protection Agency (EPA) requirements as a Federal Equivalent Method (FEM).

Contract Variance:
Not applicable, new contract.

Department: Environmental Services
Award to: Teledyne Instruments, Inc., dba Teledyne API
City & State: Thousand Oaks, CA
Item(s): All
Initial Term: One-time
Option Term: NA
Total Contract Time: One-time
Annual Estimated Award: One-time
Initial Term Estimated Award: \$93,756.00
Option Term Estimated Award: NA
Total Estimated Award: \$93,756.00
Account(s): 334 - 3110 - 580290 - 34030 - P3436 - GT342523
Funding Source(s): Environmental Services- Air Quality Monitoring Equipment Grant
District(s): All

This was a Low Bid Procurement - unit price contract.

The Purchasing & Strategic Sourcing Department and Environmental Services Department recommend award as indicated to Teledyne Instruments, Inc., dba Teledyne API the sole 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.

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The Regular City Council meeting was **RECESSED** at 10:00 a.m. in order to convene the Mass Transit Department Board meeting.

The Regular City Council meeting was **RECONVENED** at 10:05 a.m.

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REGULAR AGENDA – MEMBERS OF THE CITY COUNCIL:
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Goal 6: Set the Standard for Sound Governance and Fiscal Management
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17. RESOLUTION

WHEREAS, on October 25, 2022 the City Council passed a resolution that authorized the expenditure of District 1 discretionary funds in an amount not to exceed \$25,000.00 to improve the Westside Community Dog Park and Lower Tom Lea Dog Park; and

WHEREAS, the City Manager was authorized to effectuate any budget transfers necessary to ensure the proper expenditure of the fund for the public purpose; and

WHEREAS, the Representative of District 1 desires that the City Council repeal the authorization of the discretionary fund expenditure in an amount not to exceed \$25,000.00 to improve the Westside Community Dog Park and Lower Tom Lea Dog Park because the estimated cost of the project would be best suited by addressing with internal City of El Paso resources; and

WHEREAS, on August 13, 2024, by motion on the dais, the City Council approved the transfer of \$52,165.87 from the District 1 Discretionary Account to the City's General Fund; and

WHEREAS, the Representative of District 1 desires that the City Council authorize the return of the \$52,165.87 from the City's General Fund to the District 1 Discretionary Account.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT the City Council repeals the previously authorized District 1 discretionary fund expenditure in the amount not to exceed \$25,000.00 and return the \$25,000.00 to the District 1 Discretionary Account.

THAT the City Council authorize the return of the previously authorized District 1 Discretionary Account transfer of \$52,165.87 from the General Fund back to the District 1 Discretionary Account.

Representatives Chávez and Canales commented.

The following members of the public commented:

1. Ms. Patricia Osmond
2. Ms. Lisa Turner

Motion made by Mayor Pro Tempore Chávez, seconded by Representative Fierro, and unanimously carried to **APPROVE** the Resolution.

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

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18. ITEM: Discussion and action to request that the elected El Paso Municipal Court Judges participate in a planning meeting of City Council during a future Council work session to

coordinate efforts and establish strategic planning sessions to incorporate the Municipal Court Judges into the City's Strategic Plan.

Representatives Acevedo, Niño, and Limón commented.

Ms. Dionne Mack, City Manager, commented.

Ms. Patricia Osmond, citizen, commented.

Motion made by Representative Acevedo, seconded by Representative Niño, and unanimously carried to **REQUEST** that the elected El Paso Municipal Court Judges participate in a planning meeting of City Council during a future Council work session to coordinate efforts and establish strategic planning sessions to incorporate the Municipal Court Judges into the City's Strategic Plan.

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

Goal 7: Enhance and Sustain El Paso's Infrastructure Network

19. *Motion made, seconded, and unanimously carried to **POSTPONE THREE WEEKS** the discussion and action on a Resolution that the City of El Paso hereby appoints the following board members to the Camino Real Regional Mobility Authority Board for the positions identified below, which shall take effect on February 4, 2025:

1. Mathew McElroy, Position 2, term expiring on February 1, 2027.
2. Lina Ortega, Position 6, term expiring on February 1, 2027.

Goal 8: Nurture and Promote a Healthy, Sustainable Community

20. Presentation and discussion by Emergence Health Network of their 2024 annual report on activities, collaborations, and partnerships with local entities.

Representative Fierro introduced the item.

Ms. Kristy Daugherty, Emergence Health Network Chief Executive Officer, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

*Motion made, seconded, and unanimously carried to **MOVE** the item to the **FOREFRONT** of the Regular Agenda.

NO FURTHER ACTION was taken on this item.

21. **ITEM:** Discussion and action to direct the City Manager to initiate a rewrite of the policy for the evaluation of 9% Low Income Housing Tax Credit applications: including consideration of a geographic index for location-based scoring and minimum point thresholds for eligibility for letters of support or letters of no objection; also including an alternative method by which in a given year the City may designate only one specific location for which it will consider applications; and that the City Manager shall return to the Council with an update within 120 days of the approval of this item.

Representatives Rocha, Niño, and Canales commented.

The following members of the public commented:

1. Ms. Brittany Medellin
2. Ms. Cemelli De Aztlan
3. Ms. Patricia Osmond
4. Ms. Lisa Turner

1ST MOTION

Motion made by Representative Canales, seconded by Representative Limón, and unanimously carried to **AMEND** the last sentence of the motion by striking out the words “an update” and inserting “**with a recommendation for approval of a final policy, informed by the ongoing work on an updated El Paso Regional Housing Plan, within**” and striking “120” and inserting “**240**”.

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

2ND AND FINAL MOTION

Motion made by Representative Canales, seconded by Representative Limón, and unanimously carried to **DIRECT** the City Manager to initiate a rewrite of the policy for the evaluation of 9% Low Income Housing Tax Credit applications: including consideration of a geographic index for location-based scoring and minimum point thresholds for eligibility for letters of support or letters of no objection; also including an alternative method by which in a given year the City may designate only one specific location for which it will consider applications; and that the City Manager shall return to the Council with a recommendation for approval of a final policy, informed by the ongoing work on an updated El Paso Regional Housing Plan, within 240 days of the approval of this item.

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

REGULAR AGENDA – OPERATIONAL FOCUS UPDATES:

Goal 2: Set the Standard for a Safe and Secure City

22. Presentation, discussion and action regarding party halls or entertainment venues and residential swimming pools within the City of El Paso.

The following City staff members presented a PowerPoint presentation (copy on file in the City Clerk’s Office):

- Ms. Nicole Cote, Deputy City Manager
- Mr. Tony De La Cruz, Building Permits and Inspections Assistant Director
- Mr. Kevin Smith, Planning and Inspections Assistant Director

Mayor Johnson and Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales commented.

The following City staff members commented:

- Mr. Steve Alvarado, Code Enforcement Director
- Ms. Karla Nieman, City Attorney
- Mr. Russell Abeln, Senior Assistant City Attorney

- Ms. Dionne Mack, City Manager

The following members of the public commented:

1. Mr. Steven Greenberg
2. Ms. Debbie Torres
3. Ms. Sylvia Carreon
4. Ms. Heidi Seoenz
5. Ms. Patricia Osmond
6. Ms. Marcella Carrillo
7. Ms. Teresa Chavira
8. Ms. Denise Arellano
9. Mr. Jesus Arellano
10. Mr. Mario Mendoza
11. Ms. Isabel Chacon
12. Ms. Lisa Turner

*Motion made, seconded, and unanimously carried to **MOVE** the item to the **FOREFRONT** of the Regular Agenda.

NO FURTHER ACTION was taken on this item

Goal 6: Set the Standard for Sound Governance and Fiscal Management

- 23.** Presentation and discussion on the FY 2024-2025 1st Quarter Financial Report.

Mr. Robert Cortinas, Chief Financial Officer, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Mayor Johnson and Representatives Chávez, Acevedo, Rocha, Trejo, and Limón commented.

Ms. Dionne Mack, City Manager, commented.

NO ACTION was taken on this item.

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- 24.** Presentation and discussion on the City's Sexual Harassment and Violence in the Workplace Prevention Policies.

Ms. Cecy Mungaray, Employee Relations Officer, presented a PowerPoint presentation (copy on file in the City Clerk's Office)

Mayor Johnson commented.

NO ACTION was taken on this item.

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- 25.** Presentation and discussion on the City's Ethics Ordinance and Code of Conduct.

Mr. Juan Gonzalez, Senior Assistant City Attorney, introduced the item.

Mr. Frank Garza, Outside Counsel, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Ms. Patricia Osmond, citizen, commented.

NO ACTION was taken on this item.

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CALL TO THE PUBLIC – PUBLIC COMMENT:

The following members of the public commented:

1. Ms. Elizabeth Crawford
2. Ms. Barbara Valencia
3. Mr. Ron Comeau
4. Ms. Claudia Contreras
5. Ms. Patricia Osmond
6. Mr. Leandro Cardona
7. Ms. Lisa Turner

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REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS:

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Goal 7: Enhance and Sustain El Paso’s Infrastructure Network

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- 26.** Motion made by Representative Limón, seconded by Representative Fierro, and unanimously carried to **AUTHORIZE** the Managing Director of Purchasing & Strategic Sourcing to issue Purchase Order(s) for Solicitation 2025-0196 Automation Controls to PC Automated Controls. Inc. the sole authorized distributor for an initial term of three (3) years for an estimated amount of \$300,000.00. Supplier will be required to provide an updated sole source letter and affidavit each year. This contract will provide parts and services for controls systems used in City facilities.

Contract Variance:
Not Applicable.

Department:	Streets and Maintenance
Award to:	PC Automated Controls. Inc.
City & State:	El Paso, TX
Item(s):	All
Initial Term:	3 Years
Option Term:	NA
Total Contract Time:	3 Years
Annual Estimated Award:	\$100,000.00
Initial Term Estimated Award:	\$300,000.00
Option Term Estimated Award:	NA
Total Estimated Award:	\$300,000.00
Account(s):	532 - 1000 - 31040 - 532000 - P3120
Funding Source(s):	General Fund
District(s):	All

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 Department and Streets and Maintenance Department recommend award as indicated to PC Automated Controls. Inc. 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.

AYES: Representatives Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales

NAYS: None

NOT PRESENT FOR THE VOTE: Representative Chávez

Goal 8: Nurture and Promote a Healthy, Sustainable Community

27. Motion made by Alternate Mayor Pro Tempore Fierro, seconded by Representative Limón, and carried to **REJECT ALL BIDS** for Solicitation No. 2025-0060 MSW (Municipal Solid Waste) and Recycling Collection Services - Various City Facilities to Waste Connections Management Services, Inc., dba El Paso Disposal, LP for an initial three (3) year term for an estimated amount of \$910,010.40. The award also includes a two (2) year option for an estimated amount of \$606,673.60. The total contract value is, including the initial term plus the option, for a total of five (5) years, for an estimated amount of \$1,516,684.00. This contract will allow trash and recycling collection services for various city facilities.

Contract Variance:

The difference based in comparison to the previous contract for one year is as follows: An increase of \$82,710.40, which represents a 37.49% increase due to including scheduled and unscheduled recycling pickup as well as the 20- and 30-yard dumpster pickup.

Department:	Environmental Services
Award to:	Waste Connections Management Services, Inc. dba El Paso Disposal, LP
City & State:	The Woodlands, Texas
Item(s):	All
Initial Term:	3 Years
Option Term:	2 Years
Total Contract Time:	5 Years
Annual Estimated Award:	\$303,336.80
Initial Term Estimated Award:	\$910,010.40
Option Term Estimated Award:	\$606,673.60
Total Estimated Award:	\$1,516,684.00
Account(s):	334 - 2305 - 522150 - 34340
Funding Source(s):	Environmental Fee
District(s):	All

No protests were received.

This was a Best Value Bid Procurement - unit price contract.

The Purchasing & Strategic Sourcing Department and Environmental Services Department recommend award as indicated to Waste Connections Management Services, Inc. dba El Paso Disposal, LP the sole and highest ranked bidder 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.

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

Mayor Johnson and Representatives Chávez, Acevedo, Rocha, Trejo, Fierro, Limón, and Canales commented.

The following City staff members commented:

- Ms. Nicole Cote, Deputy City Manager
- Ms. Paula Salas, Lead Procurement and Contract Analyst
- Ms. Dionne Mack, City Manager
- Mr. Nicholas Ybarra, Environmental Services Director
- Ms. Juan Gonzalez, Senior Assistant City Attorney

The following members of the public commented;

1. Ms. Bea Heist
2. Mr. Chuck Heist

AYES: Representatives Chávez, Acevedo, Trejo, Niño, Fierro, and Limón

NAYS: Representatives Rocha and Canales

REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES:

Goal 3: Promote the Visual Image of El Paso

28. ORDINANCE 019707

The City Clerk read an Ordinance entitled: **AN ORDINANCE RENEWING AND EXTENDING THE SPECIAL PRIVILEGE LICENSE TO TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER FOR THE MAINTENANCE, USE AND REPAIR THE SURFACE PARKING LOT, OVERHEAD BIRD NETTING, AND DRAINAGE PIPES BENEATH THE RAYNOLDS STREET OVERPASS BRIDGE WITHIN A PORTION OF CITY RIGHT-OF-WAY ALONG ALBERTA AVENUE; SETTING THE LICENSE TERM FOR A TERM OF TEN (10) YEARS WITH AN OPTION TO RENEW FOR ONE ADDITIONAL TEN (10) YEAR TERM.**

Motion duly made by Representative Acevedo, seconded by Representative Fierro, and carried that the Ordinance be **ADOPTED**.

Whereupon the Mayor ordered that a vote be taken on the passage and adoption of the Ordinance which when so done resulted as follows:

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales

NAYS: None

Whereupon the Mayor ordered that, the vote having been cast in favor of the Ordinance, the same be and the same is hereby **ADOPTED**.

REGULAR AGENDA – OTHER BUSINESS:

Goal 8: Nurture and Promote a Healthy, Sustainable Community

29. RESOLUTION

WHEREAS, Green Mills Holdings, LLC has proposed a development for 80 affordable rental housing units at N Zaragoza Rd & Pebble Hills Blvd, El Paso, TX 79938, named Pebble Hills Place in the City of El Paso, Texas; and

WHEREAS, Green Mills Holdings, LLC has committed to a minimum 45-year affordability period for those additional 80 units at N Zaragoza Rd & Pebble Hills Blvd., named Pebble Hills Place in the City of El Paso, Texas; and

WHEREAS, Green Mills Holdings, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive 9% Housing Tax Credits for Pebble Hills Place.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the proposed **Pebble Hills Place** development located at N Zaragoza Rd & Pebble Hills Blvd, El Paso, TX (TDHCA Application number 24157) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 04, 2025.
2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

R E S O L U T I O N

WHEREAS, Investment Builders, Inc. has proposed a development for 64 affordable rental housing units at NWC Charles Foster Ave and John Hayes St, El Paso, TX 79938 named Pebble Hills Estates in the City of El Paso, Texas; and

WHEREAS, Investment Builders, Inc. has committed to a minimum 45-year affordability period for those additional 64 units at NWC Charles Foster Ave and John Hayes St. El Paso, TX named Pebble Hills Estates, in the City of El Paso, Texas; and

WHEREAS, Investment Builders, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive 9% Housing Tax Credits for Pebble Hills Estates.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the propose **Pebble Hills Estates** development located at NWC Charles Foster Ave and John Hayes St. El Paso, TX (TDHCA Application number 24157) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 04, 2025.
2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

R E S O L U T I O N

WHEREAS, Investment Builder, Inc. has proposed a development for 60 affordable rental housing units at 11050 Montana Ave. El Paso, TX 79936, named Ridgestone Senior, in the City of El Paso, Texas; and

WHEREAS, Investment Builder, Inc. has committed to a minimum 45-year affordability period for those additional 60 units at 11050 Montana Ave., El Paso, TX 79936 named Ridgestone Senior, in the City of El Paso, Texas; and **WHEREAS**, Investment Builder, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive 9% Housing Tax Credits for Ridgestone Senior.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the proposed **Ridgestone Senior** development located at 11050 Montana Ave., El Paso, TX 79936 (TDHCA Application number 24158) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 04, 2025.
2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

RESOLUTION

WHEREAS, Investment Builders, Inc. has proposed a development for 64 affordable rental housing units at SWC of Augusta Dr. and Zaragoza Rd. El Paso, TX 79938, named Villas at Augusta Ltd. in the City of El Paso, Texas; and

WHEREAS, Investment Builders, Inc. has committed to a minimum 45-year affordability period for those additional 64 units at SWC of Augusta Dr. and Zaragoza Rd. El Paso, TX 79938, named Villas at Augusta Ltd., in the City of El Paso, Texas; and

WHEREAS, Investment Builders, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Competitive 9% Housing Tax Credits for Villas at Augusta Ltd.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has **no objection** to the proposed Villas at Augusta Ltd. development located at SWC of Augusta Dr. and Zaragoza Rd. El Paso, TX 79938 (TDHCA Application number 24077) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 04, 2025.
2. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Representatives Rocha and Canales commented.

Representative Chávez verbally disclosed a \$1,500 contribution received from Mr. Roy Lopez.

Representative Acevedo verbally disclosed a \$1,500 contribution received from Investment Builders - Mr. Roy Lopez.

Representative Niño verbally disclosed a \$1,500 contribution received from Mr. Roy Lopez.

The following members of the public commented:

1. Mr. Richard Dayoub
2. Ms. Diana Mansur

Motion made by Representative Canales, seconded by Representative Limón, and carried to **AUTHORIZE** Resolutions of No Objection for all four applications listed above.

AYES: Representatives Acevedo, Fierro, Limón, and Canales

NAYS: Representatives Chávez, Rocha, Trejo, and Niño

Mayor Johnson broke the tie by voting "AYE". **THE MOTION PASSED.**

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EXECUTIVE SESSION

Motion made by Representative Niño, seconded by Representative Canales, and unanimously carried that the City Council **RETIRE** into **EXECUTIVE SESSION** at 12:24 p.m. pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Sections 551.071 - 551.089 to discuss the following items:

Section 551.071 CONSULTATION WITH ATTORNEY

Section 551.074 PERSONNEL MATTERS

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales

NAYS: None

Motion made by Representative Canales, seconded by Representative Limón, and unanimously carried to **ADJOURN** the Executive Session at 2:02 p.m. and **RECONVENE** the meeting of the City Council at which time a motion was made.

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales

NAYS: None

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EX1. Investigation regarding former elected City Official (551.071) (551.074)

Motion made by Mayor Pro Tempore Chávez, seconded by Representative Canales, and unanimously carried that the City of El Paso **AUTHORIZES** the implementation of a training afforded to City Representatives regarding their roles as supervisors over Legislative Aides, **AUTHORIZES** a comprehensive ethics and harassment training for City Council and employees assigned to work for members of Council including their legislative aides, on the specific parameters and restrictions related to election activities under applicable state and local law, and **AUTHORIZES** the City Attorney to engage outside legal counsel.

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales

NAYS: None

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Motion made by Representative Acevedo, seconded by Representative Rocha, and unanimously carried to **ADJOURN** this meeting at 6:00 p.m.

AYES: Representatives Chávez, Acevedo, Rocha, Trejo, Niño, Fierro, Limón, and Canales
NAYS: None

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APPROVED AS TO CONTENT:

Laura D. Prine, City Clerk