

OSCAR LEESER
MAYOR



CITY COUNCIL
BRIAN KENNEDY, DISTRICT 1
JOSH ACEVEDO, DISTRICT 2
CASSANDRA HERNANDEZ DISTRICT 3
JOE MOLINAR, DISTRICT 4
ISABEL SALCIDO, DISTRICT 5
ART FIERRO DISTRICT 6
HENRY RIVERA, DISTRICT 7
CHRIS CANALES, DISTRICT 8

DIONNE MACK
CITY MANAGER

**AGENDA REVIEW MINUTES
COUNCIL CHAMBERS AND VIRTUALLY
CITY HALL, 300 N. CAMPBELL
December 16, 2024
9:00 A.M.**

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The City Council met at the above place and date. Meeting was called to order at 9:01 a.m. Mayor Oscar Leeser was present and presiding. The following Council Members answered roll call: Brian Kennedy, Josh Acevedo, Joe Molinar, and Chris Canales. Late arrivals: Isabel Salcido, Art Fierro, and Henry Rivera at 9:02 a.m. Cassandra Hernandez requested to be excused.

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The agenda items for the December 17, 2024, Regular City Council and Downtown Development Corporation Meetings were reviewed.

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10. CONSENT AGENDA - RESOLUTION

Approve a Resolution authorizing the defeasance and redemption of certain outstanding obligations of the City related to the Multipurpose Performance Arts and Entertainment Facility (MPC) project.

Mayor Leeser and Representative Canales commented.

Ms. Laura Prine, City Clerk, commented.

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40. REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS

Discussion and action on the award of Solicitation 2024-0584R Real Estate Management (Re-Bid) to CAP Rate Real Estate Group for an initial term of three (3) years for an estimated amount of \$900,000.00. The award also includes two (2), one (1) year options for an estimated amount of \$600,000.00. The total contract time is for five (5) years for a total estimated amount of \$1,500,000.00. This contract will allow for real estate management services needed for real estate transactions.

Contract Variance:

No variance in comparison to the previous contract awarded for these services due to the same budgeted amount being recommended for award.

Department: Streets and Maintenance
Award to: CAP Rate Real Estate Group
City & State: El Paso, TX
Item(s): All
Initial Term: 3 Years
Option Term: 2 - 1 Year
Total Contract Time: 5 Years
Annual Estimated Award: \$300,000.00
Initial Term Estimated Award: \$900,000.00
Option Term Estimated Award: \$600,000.00

Total Estimated Award: \$1,500,000.00
 Account(s) 532-1000-521020-32080
 Funding Source(s): General Fund
 District(s): All

This was a Request for Proposals Procurement - service contract.

The Purchasing & Strategic Sourcing and Streets and Maintenance Departments recommend award as indicated to CAP Rate Real Estate Group 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.

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

Representative Canales commented.

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42. REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS

Discussion and action on the award of Solicitation 2024-0366 Janitorial Services - Municipal Service Center and Various Locations to Ace Government Services, LLC for an initial term of three (3) years for an estimated amount of \$867,600.00. The award also includes a two (2) year option for an estimated amount of \$578,400.00. The total contract time is for five (5) years for a total estimated amount of \$1,446,000.00. This contract will provide janitorial services at the Municipal Service Center Complex, Delta, Northeast, and Mission Valley Corrals, and San Jacinto Welcome Center.

Contract Variance:

The difference based in comparison to the previous contract is as follows: an increase of \$440,865.00 for the initial term, which represents a 103.31% increase due to the hourly rate increase. Hourly rate went from \$12.00 to \$20.00

Department: Streets and Maintenance
 Award to: Ace Government Services, LLC
 City & State: El Paso, TX
 Item(s): All
 Initial Term: 3 Years
 Option Term: 2 Years
 Total Contract Time: 5 Years
 Annual Estimated Award: \$289,200.00
 Initial Term Estimated Award: \$867,600.00
 Option Term Estimated Award: \$578,400.00
 Total Estimated Award: \$1,446,000.00
 Account(s) 532 - 1000 - 31040 - 522060 - P3120
 Funding Source(s): General Fund
 District(s): All

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

The Purchasing & Strategic Sourcing and Streets and Maintenance Departments recommend award as indicated to Ace Government Services, LLC the 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 Leeser commented.

Mr. Derrek Russell, Lead Procurement and Contract Analyst, commented.

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ITEMS 44 AND 45 WERE REVIEWED TOGETHER

44. REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES

An Ordinance amending Title 5 (Business License and Permit Regulations), Chapter 5.03 (Amplified Sound Permit), Article I (General Provisions), Section 5.03.010 (Compliance Required) to add exception for events at venues with more than 7,000 seating capacity; Section 5.03.020 (Definitions) to amend definitions of establishment and outdoor area; Article II (Permit Application Process), Section 5.03.040 (Permit Application Processing) to increase the radiuses for property owner and neighborhood association notification requirements; Article III (Denial, Suspension, Revocation and Appeals) Section 5.03.080 (Denial) to increase the radius for residential property owners to contest a permit; Article IV (Permit Standards), Section 5.03.130 (Violation) to amend the number of violations that can result in suspension or revocation of permit; Article VI (Violation, Penalty), Section 5.03.130 (Violation) to clarify that the City may seek civil action and penalties of up to \$1,000 per day; The penalty as provided in 5.03.130 of the El Paso City Code.

45. REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES

An Ordinance amending Title 9 (Health and Safety), Chapter 9.40 (Noise), Section 9.40.010 (Definitions) to add definitions for low ambient reading and stadium event; Section 9.40.020 (Applicability) to clarify the reasonable sensibilities standard and exception for events at venues with more than 7,000 seating capacity; Section 9.40.030 (Sound Level Violations) to clarify the maximum sound level for “C” readings and the location of sound readings; Section 9.40.040 (Vibration) to clarify that vibration violations can occur on any affected property; Section 9.40.070 (Penalties) to clarify that the City may seek civil action and penalties of up to \$1,000 per day; Section 9.40.080 (Enforcement) to clarify which City departments have authority to enforce; The penalty as provided in Section 9.40.070 of the City Code.

Mayor Leeser and Representative Canales questioned the following City staff member:

- Mr. Steve Alvarado, Code Enforcement Director

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51. REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES

An Ordinance vacating a ten-foot Public Utility Easement (0.014 Acres of Land) located within Lot 20, Block 15, Park Hills #6 Amending, City of El Paso, El Paso County, Texas.

Subject Property: 6300 Via Serena Dr.

Applicant: Amy A. Nichols, SUET24-00002

Representatives Canales questioned the following City staff member:

- Mr. Raul Garcia, Planning and Inspections Program Manager

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53. REGULAR AGENDA – OTHER BUSINESS

Discussion and action that the City Manager be authorized to execute a Chapter 380 Economic Development Agreement between the City of El Paso and National Center for Defense Manufacturing and Machining ("NCDMM") in support of the Applicant's business operations located at 5 Butterfield Trail Blvd., Suites A and B, El Paso, Texas, 79906. The Agreement requires the Applicant to meet Full-Time Employment requirements and transition to and operate at the El Paso International Airport's Advanced Manufacturing District once construction is completed. Over the term of the Agreement, the City shall provide economic incentives not to exceed \$244,800 in the form of Lease Rental Cost assistance.

Mayor Leeser commented.

Ms. Karina Brasgalla, Economic and International Development Interim Director, commented.

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54. REGULAR AGENDA – OTHER BUSINESS

Discussion and action that the Mayor be authorized to sign an Interlocal Agreement between the City of El Paso and El Paso MHMR d/b/a Emergence Health Network for the purpose of continuing to operate a Crisis Intervention Team ("CIT") in the City of El Paso.

Mayor Leeser and Representatives Rivera and Canales questioned the following City staff member:

- Police Chief Peter Pacillas

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57. REGULAR AGENDA – OTHER BUSINESS

Discussion and action that the City Council authorizes the amendment of Section 19 of the FY 2025 Budget Resolution to revise the City's minimum wage to \$15.75 per hour starting on February 23, 2025.

Mayor Leeser commented.

Ms. Mary Wiggins, Chief Human Resources Officer.

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Motion made by Representative Rivera, seconded by Representative Salcido, and unanimously carried to **ADJOURN** this meeting at 9:34 a.m.

AYES: Representatives Kennedy, Acevedo, Molinar, Salcido, Fierro, Rivera, and Canales

NAYS: None

ABSENT: Representative Hernandez

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APPROVED AS TO CONTENT:

Laura D. Prine, City Clerk