

OSCAR LEESER
MAYOR

TOMMY GONZALEZ
CITY MANAGER



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
LARRY ROMERO, DISTRICT 2
EMMA ACOSTA, DISTRICT 3
CARL L. ROBINSON, DISTRICT 4
MICHEL R. NOE, DISTRICT 5
CLAUDIA ORDAZ, DISTRICT 6
LILY LIMÓN, DISTRICT 7
CORTNEY CARLISLE NILAND, DISTRICT 8

**LEGISLATIVE REVIEW MEETING OF THE WHOLE MINUTES
MAIN CONFERENCE ROOM
CITY HALL, 300 N. CAMPBELL
DECEMBER 29, 2014
9:00 A.M.**

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The City Council met at the above place and date. Meeting was called to order at 9:03 a.m. Mayor Oscar Leeser present and presiding and the following Council Members answered roll call: Ann Morgan Lilly, Larry Romero, Michiel R. Noe, and Lilia Limón. Late arrival: Claudia Ordaz at 9:05 a.m. Not present: Emma Acosta, Carl Robinson, and Cortney Carlisle Niland.

The agenda items for City Council agenda December 30, 2014 were reviewed.

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3.1 RESOLUTION – ENGINEERING AND CONSTRUCTION MANAGEMENT

That the City Manager be authorized to sign a Contract of Sale between Floyd T. Anderson and Carol F. Anderson and City of El Paso, Texas, a Texas municipal corporation, for the purchase of the property located on and about a portion of Tracts 3-D-2 and 4-E-10, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas. And that the City Manager, or his designee, be authorized to sign any necessary documents to accomplish the intent of this Resolution. The property has no legal address. The purchase price is the appraised value of \$3,600.00. The acquisition of .034 acres is necessary for the Ranger Trail Street & Drainage project.

Mayor Leeser and Representative Noe commented.

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3.2 RESOLUTION – PUBLIC HEALTH

That the City Manager be authorized to sign and submit HHSC Contract No. 529-11-0001-00024I, which is an Amendment Nine to HHSC Contract No. 529-11-0001-00024, and other related documents for the Texas Health and Human Services Commission, raising the total contract amount to \$1,125,545.90, to allow for the hiring of part-time staff who will work during peak call hours on weekdays to influence the number of rollover calls and increase service level percentages across the statewide 2-1-1 Texas system and to compensate the City for the resulting data reports that the City is required to submit to the Commission, with the amendment affecting the period from September 1, 2014 through August 31, 2015

Mr. Robert Resendes, Director of Public Health, commented.

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7.1 BEST VALUE PROCUREMENTS:

The award of Solicitation No. 2015-330 (Library – Security Guard Services) to Ruiz Protective Service, Inc. for an initial three (3) year term in the estimated amount of \$206,759.16. The award is to include a two (2) year optional amount of \$137,839.44 for a total five (5) year award of \$344,598.60.

Department:	Library
Award to:	Ruiz Protective Service, Inc.
	El Paso, TX
Item(s):	All
Initial Term:	3 Years
Option to Extend:	2 Years
Annual Estimated Award:	\$68,919.72
Initial Term Estimated Award:	\$206,759.16 (3 Years)

Total Estimated Award: \$344,598.60 (5 Years)
 Account No.: 453 – 53140 – 1000 – 522120
 454 – 54020 – 1000 – 522120
 454 – 54030 – 1000 – 522120
 Funding Source: Library – Security Contracts
 MCAD – Security Contracts
 District(s): All

This is a Best Value, service contract.

The Purchasing & Strategic Sourcing Department and Library recommends award as indicated to Ruiz Protective Service, Inc., the bidder offering the best value bid. In accordance with this award the City Manager or designee is authorized to exercise future options if needed.

Ms. Haydee Pena, Purchasing Agent, commented.

7.2 BEST VALUE PROCUREMENTS:

The award of Solicitation No. 2015-411 (Security Guard Services-Landfills) to Ruiz Protective Service, Inc. for an initial three (3) year term in the estimated amount of \$256,830.00. The award is to include a two (2) year optional amount of \$171,220.00 for a total five (5) year award of \$428,050.00.

Department: Environmental Services
 Award to: Ruiz Protective Service, Inc.
 El Paso, TX
 Item(s): All
 Initial Term: 3 Years
 Option to Extend: 2 Years
 Annual Estimated Award: \$85,610.00
 Initial Term Estimated Award: \$256,830.00 (3 Years)
 Total Estimated Award: \$428,050.00 (5 Years)
 Account No.: 334-522120-3100-34130-P3470
 Funding Source: Environmental Services
 District(s): All

This is a Best Value, service contract.

The Purchasing & Strategic Sourcing Department and Environmental Services recommends award as indicated to Ruiz Protective Service, Inc., the bidder offering the best value bid. In accordance with this award the City Manager or designee is authorized to exercise future options if needed.

Mayor Leaser questioned the following City staff members.

- Ms. Haydee Pena, Purchasing Agent

8.1 BID:

The award of Solicitation No. 2015-334 for Yucca Park Basketball Court to J.A.R. CONCRETE, INC. dba JAR Construction, Inc., for an estimated total amount of \$141,085.80.

Department: Engineering and Construction Management
 Award to: J.A.R. CONCRETE, INC. dba JAR Construction, Inc.

	El Paso, TX
Base Bid I:	\$ 141,085.80
Total Estimated Award:	\$ 141,085.80
Time for Completion:	120 Consecutive Calendar Days
Accounts:	580270-4800-190-29010- PCP13PRKA32
Funding Source:	2012 Quality of Life Bonds
District:	7

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.

This is a low bid, unit price contract. The Engineering & Construction Management Department recommends award as indicated to the lowest responsive and responsible bidder.

Representatives Noe and Romero questioned the following City staff members.

- Mr. Javier Reyes, Engineering Division Manager
- Ms. Sylvia Firth, City Attorney, gave legal advice.

9.1 INTRODUCTION – ECONOMIC AND INTERNATIONAL DEVELOPMENT

An Ordinance amending the Final Project Plan and Final Reinvestment Zone Financing Plan for the Tax Increment Reinvestment Zone Number Five, City of El Paso, Texas; Adopting said amendments as required by Section 311.011(E) Texas tax code; also providing a severability clause.

Ms. Jessica Herrera, Redevelopment Manager, commented.

9.2 INTRODUCTION – PLANNING AND INSPECTIONS

An Ordinance changing the zoning of Tract 1C, Section 39, Block 79, Township 2, Texas and Pacific Company Surveys, El Paso County, Texas and a portion of Zaragoza Road from R-F (Ranch and Farm) to C-3/c (Commercial/conditions), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: West of Zaragoza Road at Pebble Hills Boulevard. Property Owner: Tomly Corporation. PZRZ13-00039

Dr. Mark Sutter, Chief Financial Officer, commented.

9.3 INTRODUCTION – PLANNING AND INSPECTIONS

An Ordinance approving a detailed site development plan for Lots 1-9, 13, 16-18, 25-29, 31-36, 39-42, 50-51, 59, 64-68, 81-86, and 88, Block 1, Barcelona Estates Replat "A", City of El Paso, El Paso County, Texas, to allow for the reduction of all lot requirements and setbacks, and imposing a condition, Pursuant to Sections 20.10.360 and 20.04.150. The penalty is as provided for in Chapter

20.24 of the El Paso City Code. Subject Property: North of Zaragoza Road and East of Joe Battle Boulevard. Property Owner: Laguna Meadows, LP., Mountain Vista Builders, Inc., RAKUSA Construction, LLC, William D. Thomas, William L. and Deanne Isaac, Thomas Dula, Ray W. and Carole Williams, and Harvey D. Joseph. PZDS14-00031

Dr. Mark Sutter, Chief Financial Officer, commented.

9.4 INTRODUCTION – PLANNING AND INSPECTIONS

An Ordinance amending the Master Zoning Plan approved on October 30, 2012, by Ordinance No. 17895 for the rezoning to General Mixed Use (GMU) of Lots 1 through 20 and 16 foot alley, Block 209, Alexander Addition, 2501 & 2525 N. Mesa Street and 2508 Oregon Street, City of El Paso, El Paso County, Texas, and the northwesterly half of that vacated portion of Boston Street. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 2501 & 2525 N. Mesa Street and 2508 Oregon Street. Property Owner: EP Marcus Investments, L.P. and EP Del Mesa Partners, L.P. PZRZ14-00019

Dr. Mark Sutter, Chief Financial Officer, commented.

10.1 PURCHASING AND STRATEGIC SOURCING:

Discussion and action on the award of Solicitation No. 2015-355R Property Insurance for an initial three (3) year term in the estimated amount of \$1,554,510.00. The award is to include a two (2) year optional amount of \$1,036,340.00 for a total five (5) year award of \$2,590,850.00. Initial contract period will begin January 3, 2015 through January 2, 2018.

Department:	Human Resources
Award to:	USI Southwest, Inc. El Paso, TX
Item(s):	All
Initial Term:	3 Years
Option to Extend:	2 Years
Annual Estimated Award:	\$518,170.00
Initial Term Estimated Award:	\$1,554,510.00 (3 Years)
Total Estimated Award:	\$2,590,850.00 (5 Years)
Account No.:	999 – 99999 – 1000 – 544090
Funding Source:	Non-departmental – Property Insurance Expense
District(s):	All

This is a RFP contract.

The Purchasing & Strategic Sourcing Department and Human Resources recommends award as indicated to USI Southwest the highest rank proposer. In accordance with this award the City Manager or designee is authorized to exercise future options if needed.

Mayor Leeser and Representative Noe questioned the following City staff member.

- Dr. Mark Sutter, Chief Financial Officer

10.2 PURCHASING AND STRATEGIC SOURCING:

Discussion and action on the request that the Purchasing Director for Purchasing and Strategic Sourcing Department be authorized to exercise the City's option to extend current Contract 2012-171 Cummins Proprietary Parts and Service with Rush Truck Centers of Texas, LP dba Rush Truck Center of El Paso for two (2) additional years pursuant to the provisions of an award approved by the City Council on April 24, 2012. The extended contract period will be from April 24, 2015 to April 23, 2017.

Department: Facilities and Fleet Maintenance
Award to: Rush Truck Centers of Texas, LP dba Rush
Truck Center of El Paso
El Paso, TX
Option: One [of One]
Annual Estimated Amount: \$275,000.00
Total Estimated Amount: \$550,000.00 (2 years)
Account No.: 231- 37020 – 531210 -3600 - P3711
231- 37020 – 531250 -3600 - P3701
Funding Source: Inventory Purchases Materials and Supplies
Equipment Outside Repair Services
District(s): All

This is a low bid, service contract.

Ms. Deniese Baisley, Purchasing Agent, commented.

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10.3 PURCHASING AND STRATEGIC SOURCING:

Discussion and action on a request that the Purchasing Director for Purchasing & Strategic Sourcing Department be authorized to issue Purchase Order(s) to Bridgeport Truck Mfg, Inc, the sole provider and authorized distributor for Bridgeport refuse truck parts for the purchase of refuse equipment and parts, with the stipulation that the vendor provides an updated sole source letter and affidavit each year.

Department: Facilities and Fleet Maintenance – Fleet Division
Award to: Bridgeport Truck Mfg, Inc.
Bridgeport, TX
Annual Estimated Amount: \$180,000.00
Total Estimated Award: \$540,000.00 (3 years)
Account No.: 231-37020-531210-3600-P3711
Funding Source: Facilities and Fleet Maint. Dept. – Internal
Service Fund – Inventory Purchases
District(s): All
Sole Source No.: 2015-553

This is a sole source, supplies contract.

Ms. Deniese Baisley, Purchasing Agent, commented.

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11.1 PUBLIC HEARING - ENVIRONMENTAL SERVICES:

An Ordinance extending until December 31, 2016, a non-exclusive franchise to “American Disposal Service” to operate and maintain a solid waste collection and hauler service within the City of El Paso subject to the terms and conditions described in the ordinance.

11.2 PUBLIC HEARING - ENVIRONMENTAL SERVICES:

An Ordinance extending until December 31, 2016, a non-exclusive franchise to “Cemex Construction Materials South, LLC” to operate and maintain a solid waste collection and hauler service within the City of El Paso subject to the terms and conditions described in the ordinance.

11.3 PUBLIC HEARING - ENVIRONMENTAL SERVICES:

An Ordinance extending until December 31, 2016, a non-exclusive franchise to “El Paso Disposal, LP” to operate and maintain a solid waste collection and hauler service within the City of El Paso subject to the terms and conditions described in the ordinance.

11.4 PUBLIC HEARING - ENVIRONMENTAL SERVICES:

An Ordinance extending until December 31, 2016, a non-exclusive franchise to “Heist Disposal, Inc.” to operate and maintain a solid waste collection and hauler service within the City of El Paso subject to the terms and conditions described in the ordinance.

11.5 PUBLIC HEARING - ENVIRONMENTAL SERVICES:

An Ordinance extending until December 31, 2016, a non-exclusive franchise to “Jose Roman Gonzalez, Jr. DBA JRG Disposal Service” to operate and maintain a solid waste collection and hauler service within the City of El Paso subject to the terms and conditions described in the ordinance.

11.6 PUBLIC HEARING - ENVIRONMENTAL SERVICES:

An Ordinance extending until December 31, 2016, a non-exclusive franchise to “Moore Service, Inc.” to operate and maintain a solid waste collection and hauler service within the City of El Paso subject to the terms and conditions described in the ordinance.

11.7 PUBLIC HEARING - ENVIRONMENTAL SERVICES:

An Ordinance extending until December 31, 2016, a non-exclusive franchise to “Sandoval Capital, Inc. DBA Bronco Disposal” to operate and maintain a solid waste collection and hauler service within the City of El Paso subject to the terms and conditions described in the ordinance.

Mayor Leeser questioned the following City staff member.

- Ms. Ellen Smyth, Director of Environmental Services

12.2 PUBLIC HEARING – PLANNING AND INSPECTIONS

An Ordinance changing the zoning of Tract 19-B, Block 48, Ysleta Grant, 9255 Socorro Road, City of El Paso, El Paso County, Texas from R-4 (Residential) and R-4/H (Residential/historic) to A-O (Apartment-Office) and A-O/H (Apartment-Office/historic). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 9255 Socorro Road. Property Owner: Jose Luis Anguiano. PZRZ14-00046

Representative Ordaz commented.

13.1 PLANNING AND INSPECTIONS

Discussion and action requesting the City Council to waive the requirement that an application for infill development meet two criteria as stated in Section 20.10.280 when only one factor is met, prior to the submission of a special use permit application for the property located at 1340 Fito Hernandez Drive, and legally described as Lot 5, Block 15, Mesquite Trails Unit 3, 1340 Fito Hernandez Drive, City of El Paso, El Paso County, Texas.

13.2.1 PLANNING AND INSPECTIONS

Discussion and action on a Resolution that the City Council of the City of El Paso, Texas hereby consents to the creation of the Montecillo Municipal Management District No. 1 for certain lands encompassing approximately 306.2 +/- acres located within the boundaries of the City of El Paso, Texas.

13.2.2 PLANNING AND INSPECTIONS

Discussion and action on a Resolution that the City Manager or Designee be authorized to sign a Project Development Agreement by and between THE CITY EL PASO, TEXAS, a Texas home rule municipal corporation located in El Paso County, Texas and MONTECILLO MUNICIPAL MANAGEMENT DISTRICT NO. 1, a political subdivision and body politic of the State of Texas, also located in El Paso County, Texas, to set forth the rights and responsibilities among the parties to allow for the development of a mixed-use development on approximately 306.2 acres owned by EPT Mesa Development L.P., EPT Montecillo Development West, L.P., and EPT Montecillo Development East, L.P. and generally located north of Executive Blvd. at Mesa St. and east of Interstate Highway 10 in the City of El Paso, Texas.

Mr. Mathew McElroy, Director of Planning and Inspections, commented.

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14.1 ENGINEERING AND CONSTRUCTION MANAGEMENT:

Presentation on status of Capital Projects:

- a. Neighborhood Improvement Program (All Districts)
[Engineering and Construction Management, Javier Reyes (915) 212-1830]
- b. Pendale Street & Drainage Improvements (District 7)
[Engineering and Construction Management, Ivan Hernandez (915) 212-1854]

Mayor Leeser and Representative Noe questioned the following City staff member.

- Mr. Javier Reyes, Engineering Division Manager

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Motion made by Representative Romero, seconded by Representative Noe, and unanimously carried to **ADJOURN** this meeting at 9:15 a.m.

NOT PRESENT FOR THE VOTE: Representatives Acosta, Robinson, and Niland

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APPROVED AS TO CONTENT:

Richarda Duffy Momsen, City Clerk