

Minutes of Special Meeting
City of Dilley
NOVEMBER 5, 2018

COUNCIL PRESENT: MAYOR MARY ANN OBREGON, MAYOR PRO-TEM SABINO MENA, COUNCIL MEMBER PLACE 3 ALICIA MACHADO, COUNCIL MEMBER PLACE 4 EVERARDO CASTILLO, JR, COUNCIL MEMBER PLACE 5 JOE GARCIA

COUNCIL ABSENT: COUNCIL MEMBER PLACE 2 GILBERT EGUIA

STAFF PRESENT: INTERIM CITY ADMIN DAVID JORDAN, FINANCE DIRECTOR IRMA RODRIGUEZ

CITIZENS PRESENT: RICK GARCIA

1. CALL MEETING TO ORDER

Meeting was called at 6:30P.M.

2. ROLL CALL

Mayor Obregon called roll call, For the record Council Member Place 2 Gilbert Eguia was absent

3. DISCUSS/CONSIDER & ACT ON APPROVAL OF THE RFQ (REQUEST FOR QUALIFICATIONS) PROCESS, REGARDING ENGINEERING FIRMS

Motion made by Council Member Place 4 Everardo Castillo to approve the RFQ

Process regarding Engineering firms

Motion seconded by Council Member Place 3 Alicia Machado

All in favor

Motion carries unanimously

4. DISCUSS/CONSIDER & ACT APPROVAL OF ADVERTISEMENT, REGARDING REQUEST FOR QUALIFICATIONS (RFQ), REGARDING ENGINEERING FIRMS

Motion made by Council Member Place 5 Joe Garcia to advertise from November 6-November 30 deadline of 2:00P.M.

Motion seconded by Mayor Pro-tem Sabino Mena

All in favor

Motion carries unanimously

5. ADJOURNMENT

Motion made by Council Member Place 4 Everardo Castillo to adjourn

Motion seconded by Mayor Pro-tem Sabino Mena

All in favor

Motion carries


Mayor


City Secretary



Minutes of Regular Meeting
City of Dilley
NOVEMBER 13, 2018

COUNCIL PRESENT: MAYOR MARY ANN OBREGON, COUNCIL MEMBER PLACE 3 ALICIA MACHADO, COUNCIL MEMBER PLACE 4 EVERARDO CASTILLO, JR., COUNCIL MEMBER PLACE 5 JOE GARCIA

COUNCIL ABSENT: MAYOR PRO-TEM SABINO MENA, COUNCIL MEMBER PLACE 2 GILBERT EGUIA

STAFF PRESENT: INTERIM CITY ADMIN DAVID JORDAN, CITY SECRETARY JUANITA FONSECA, FINANCE DIRECTOR IRMA RODRIGUEZ, PUBLIC WORKS DIRECTOR JIMMY ORANDAY, CITY ATTORNEY BOBBY MALDONADO

CITIZENS PRESENT: DEBRA HUGHES, JANE THOMAS, ESMERALDA CANO, GILBERT ORTIZ, JASON SURLES, PHILLIP COLLIER

1. CALL MEETING TO ORDER

Meeting was called to order @ 6:36P.M.

PLEDGE OF ALLEGIANCE ✓

2. ROLL CALL

Mayor Obregon called roll call, for the record Mayor Pro-tem Sabino Mena & Council Member Place 2 Gilbert Eguia

3. CONSENT AGENDA: DISCUSS/CONSIDER & ACT ON THE FOLLOWING ITEM(S):

A. APPROVE MINUTES OF THE AUGUST 13, 2018 - BUDGET WORKSHOP

AUGUST 21, 2018 - BUDGET WORKSHOP

AUGUST 29, 2018 - BUDGET WORKSHOP

SEPTEMBER 5, 2018 - SPECIAL MEETING

SEPTEMBER 17, 2018 - PUBLIC HEARING

SEPTEMBER 24, 2018 - PUBLIC HEARING

SEPTEMBER 24, 2018 - SPECIAL MEETING

OCTOBER 8, 2018 - SPECIAL MEETING

OCTOBER 8, 2018 - SPECIAL MEETING

OCTOBER 29, 2018 - SPECIAL MEETING

NOVEMBER 5, 2018 - SPECIAL MEETING

B. REVIEW OF CITY BILLS

C. APPROVE EMPLOYEE INCENTIVES FOR THE MONTH OF NOVEMBER,

2018

Motion made by Council Member Place 3 Alicia Machado to approve the consent agenda as presented, for the record \$100 employee incentives awarded to Jimmy Oranday Gas Pipeline Basics, Esquiel Vasquez, Guadalupe Navarro, Saul Benavides, Adrian Martinez, Jose Martinez (Freddy) & Jose Martinez, Jr. for Pipeline Response

Motion seconded by Council Member Place 4 Everardo Castillo, Jr.

All in favor

Motion carries unanimously

4. DISCUSS & CONSIDER PRESENTATION BY DEBRA HUGHES, REGARDING CITY MAP REFERENCING CITY BLOCK 22

Mrs. Debra Hughes along with Mrs. Esmeralda Cano gave City Council a brief informative presentation regarding City Block 22 (W. Miller) Mrs. Hughes would like for City Council to correct the error on the Mullins Map that reversed the City Block as per deeds she encountered at court house. Mullins Map reads lots to be 150ft in Depth to the North Side of Block and 140ft in Depth on the south side and it should have been recorded opposite as per research that Mrs. Hughes presented to city council.

Motion made by Council Member Place 4 Everardo Castillo, Jr. to take no action on item at this time

Motion seconded by Council Member Place 5 Joe Garcia

All in favor

Motion carries unanimously

5. DISCUSS/CONSIDER & ACT ON VACATING SUBDIVISION PLAT, REGARDING THE PIPES MOBILE HOME PARK A/K/A DILLEY MOBILE HOME COMMUNITY, LLC

Motion made by Council Member Place 4 Everardo Castillo, Jr to take no action due to not having proper paperwork to present

Motion seconded by Council Member Place 3 Alicia Machado

All in favor

Motion carries unanimously

6. DISCUSS/CONSIDER & ACT ON ADOPTING ORDINANCE NO. 18-11-13, AN ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDIT" IN SAID SYSTEM ON AN ANNUAL BASIS FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO AT THE EFFECTIVE DATE OF THE ALLOWANCE ARE MEMBERS OF THE CITY OF DILLEY; INCREASE THE RATE OF DEPOSITS TO THE TEXAS MUNICIPAL RETIREMENT SYSTEM BY THE EMPLOYEES FROM 5% TO 6%; AND ESTABLISHING AN EFFECTIVE DATE FOR THE ORDINANCE

Motion made by Council Member Place 5 Joe Garcia to adopt Ordinance No. 18-11-13 as presented, increasing the TMRS employee deposit rate from 5% to 6%

effective 1/1/2019

Motion seconded by Council Member Place 4 Everardo Castillo, Jr.

All in favor

Motion carries unanimously

7. DISCUSS/CONSIDER & ACT TO APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BY & AMONG THE CITY OF DILLEY, TARGET LOGISTICS MANAGEMENT LLC & CORECIVIC, INC.

Motion made by Council Member Place 3 Alicia Machado to send document back for CoreCivic and Target Logistic to execute and then document will be presented to city for review and approval

Motion seconded by Council Member Place 5 Joe Garcia

All in favor

Motion carries unanimously

8. DISCUSS/CONSIDER & ACT ON ADVERTISING FOR CITY ADMINISTRATOR

Motion made by Council Member Place 5 Joe Garcia to approve the advertising for City Administrator on TML Website and local paper for 30 days

Motion seconded by Council Member Place 3 Alicia Machado

All in favor

Motion carries unanimously

9. DISCUSS/CONSIDER & ACT ON ADOPTING ORDINANCE NO. 18-11-13-A, AN ORDINANCE BY THE CITY OF DILLEY, TEXAS AMENDING THE ADOPTED BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ESTABLISHING AN EFFECTIVE DATE

Motion made by Council Member Place 4 Everardo Castillo, Jr. to adopt Ordinance No. 18-11-13-A, amending the City of Dilley budget beginning on October 1, 2018, and creating a Human Resources Manager position, Also advertising for position will be in local paper and tml website for 30 days

Motion seconded by Council Member Place 5 Joe Garcia

All in favor

Motion carries unanimously

10. DISCUSS/CONSIDER & ACT ON APPOINTING AN ELECTION JUDGE AND AUTHORIZING ELECTION JUDGE TO ATTEND THE ANNUAL ELECTION SEMINAR IN FRISCO, TEXAS

Motion made by Council Member Place 5 Joe Garcia to appoint Veronica Carrizales Galindo as the Election Judge & to authorize her to attend the election seminar in Frisco and to receive compensation for attending the seminar

Motion seconded by Council Member Place 4 Everardo Castillo, Jr.

All in favor

Motion carries unanimously

11. DISCUSS/CONSIDER & ACT ON UPCOMING ANNUAL HOLIDAY FESTIVITIES
12. DISCUSS/CONSIDER & ACT ON ESTIMATE FOR REHAB OF CIVIC CENTER WATER WELL
Motion made by Council Member Place 5 Joe Garcia to authorize Interim City Admin to seek estimates for the repair of the civic center water well
Motion seconded by Council Member Place 3 Alicia Machado
All in favor
Motion carries unanimously
13. DISCUSS/CONSIDER & ACT ON ESTIMATE TO INSTALL A MECHANIZED BAR SCREEN AT CCA LIFT STATION
Motion made by Council Member Place 4 Everardo Castillo to approve to get estimate for a mechanized bar screen at CCA Lift Station and to get with CCA and negotiate to have them pay the cost of the installation & Mechanized Bar Screen
Motion seconded by Council Member Place 5 Joe Garcia
All in favor
Motion carries unanimously
14. DISCUSS/CONSIDER & ACT ON ORDINANCE NO. 18-11-13-B, AN ORDINANCE OF THE CITY OF DILLEY, TEXAS, PROVIDING FOR THE REGULATION OF DILAPIDATED BUILDINGS, SUBSTANDARD BUILDINGS, AND UNSECURED VACANT BUILDINGS; DECLARING SUCH BUILDINGS A PUBLIC NUISANCE, SETTING MINIMUM STANDARDS AND PROHIBITING BUILDINGS NOT MEETING THE MINIMUM STANDARDS; MAKING VIOLATION A CRIMINAL OFFENSE (MISDEMEANOR) UNISHABLE BY A FINE NOT TO EXCEED \$500.00; MAKING EACH DAY OF VIOLATION A SEPARATE OFFENSE; PROVIDING FOR NOTICE AND OPPORTUNITY FOR HEARING AS PART OF CIVIL ENFORCEMENT; PROVIDING FOR ENFORCEMENT OF THE REGULATIONS; PROVIDING FOR ACTION BY THE CITY TO REMOVE, REPAIR, DEMOLISH OR SECURE A BUILDING IN VIOLATION OF THE REGULATIONS AND TO RELOCATE OCCUPANTS; ESTABLISHING A CIVIL PENALTY NOT TO EXCEED \$500.00 PER DAY FOR NON-HOMESTEAD PROPERTY AND NOT TO EXCEED \$10.00 PER DAY FOR HOMESTEAD PROPERTY FOR CERTAIN VIOLATIONS; PROVIDING FOR ASSESSMENT OF COSTS AGAINST OWNER(S) FOR COSTS INCURRED BY THE CITY IN ENFORCING THE REGULATIONS; PROVIDING FOR A LIEN ON BUILDINGS AND PREMISES FOR EXPENSES INCURRED BY THE CITY IN ENFORCING THE REGULATIONS AND/OR FOR CIVIL PENALTIES; PROVIDING FOR FILING OF A CIVIL ACTION TO ENFORCE REGULATIONS AND/OR RECOVER PENALTIES, OBTAIN INJUNCTIVE RELIEF AND/OR COMPEL REMOVAL OR REPAIR OF BUILDING, PROVIDING FOR IMMEDIATE ABATEMENT ACTION FOR STREET

ENCROACHMENT AND IMMINENT THREATS, PROVIDING FOR ACTIONS TO REDUCE THREAT FROM FIRE HAZARDS, PROVIDING FOR INSPECTIONS AND MAKING REFUSAL TO ALLOW INSPECTIONS OF BUILDINGS IN THE ADMINISTRATION OF THE REGULATIONS A CRIMINAL OFFENSE (MISDEMEANOR) PUNISHABLE BY A FINE NOT TO EXCEED \$500.00 PER DAY OF VIOLATION, PROVIDING FOR PUBLICATION, PROVIDING FOR AN EFFECTIVE DATE, PROVIDING A SEVERABILITY CLAUSE, REPEALING CONFLICTING ORDINANCES AND DECLARING AN EMERGENCY

Motion made by Council Member Place 5 Joe Garcia to adopt ordinance No. 18-11-13-B as presented & start cleaning up the city

Motion seconded by Council Member Place 4 Everardo Castillo, Jr.

All in favor

Motion carries unanimously

15. DEPARTMENT HEAD REPORTS - SUBMITTED FOR INFORMATIONAL PURPOSES ONLY

A. LIBRARY REPORT

B. COURT REPORT

C. FIRE REPORT

D. CITY ADMIN REPORT

E. POLICE DEPARTMENT REPORT

F. FINANCE REPORT

G. PUBLIC WORKS REPORT

No action informative department reports

16. EXECUTIVE SESSION - CALLED PURSUANT TO THE TEXAS GOVERNMENT CODE CHAPTER 551, SUBCHAPTER D; SECTIONS 551.071 CONSULTATIONS WITH ATTORNEY, 551.072 DELIBERATION REGARDING REAL PROPERTY, 551.74 PERSONNEL MATTERS & 551.087 ECONOMIC DEVELOPMENT TO DISCUSS & CONSIDER THE FOLLOWING ITEM(S):

Item closed to executive session @ 8:31P.M.

A. DELIBERATION REGARDING CHAPTER 380 AGREEMENT WITH DILLEY FEED & GRAIN

B. DELIBERATION REGARDING POSSIBLE ACQUISITION OF PROPERTY FOR ECONOMIC DEVELOPMENT PURPOSES

C. DELIBERATION TO CONSIDER RESCINDING ACTION TAKEN TO ALLOW INTERIM CITY ADMINISTRATOR TO HIRE, FIRE & DISCIPLINE PERSONNEL

17. OPEN SESSION - TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE

immediately from past present contracts & agreements but to allow them to participate in future RFQ processes

Motion dies due to lack of being seconded

Motion made by Council Member Place 4 Everardo Castillo to discuss/consider & act rescinding motion to void any past, present & future contracts/agreements with LNV Engineering and to exclude them from the RFQ process but to terminate them effective immediately and allow them to participate in future RFQ Process or events

Motion seconded by Council member Place 5 Joe Garcia

Motion opposed by Mayor Pro-tem Sabino Mena

Motion abstained by Council Member Place 2 Gilbert Eguia

Motion carries 3-2

4. ADJOURNMENT

Motion made by Council Member Place 3 Alicia Machado

Motion seconded by Council Member Place 4 Everardo Castillo

All in favor

Motion carries


Mayor


City Secretary

**MINUTES OF SPECIAL MEETING
NOVEMBER 26, 2018
CITY COUNCIL**

COUNCIL PRESENT: MAYOR MARY ANN OBREGON, MAYOR PRO-TEM SABINO MENA, COUNCIL MEMBER PLACE 2 GILBERT EGUIA, COUNCIL MEMBER PLACE 3 ALICIA MACHADO, COUNCIL MEMBER PLACE 4 EVERARDO CASTILLO, JR. COUNCIL MEMBER PLACE 5 JOE GARCIA

COUNCIL ABSENT: NONE

STAFF PRESENT: INTERIM CITY ADMIN DAVID JORDAN, CITY SECRETARY JUANITA FONSECA, FINANCE DIRECTOR IRMA RODRIGUEZ, CITY ATTORNEY BOBBY

CITIZENS PRESENT: RICK GARCIA

1. CALL MEETING TO ORDER

Meeting was called to order by Mayor Obregon @ 6:34P.M.

2. ROLL CALL

All council present

3. DISCUSS/CONSIDER & ACT ON RESCINDING MOTION TO VOID ANY PAST, PRESENT & FUTURE CONTRACTS/AGREEMENTS WITH LNV ENGINEERING AND TO EXCLUDE THEM FROM THE RFQ PROCESS

Motion made by Mayor Pro-tem Sabino Mena to take item into executive session under section 551.071 Consultations with Attorney

Motion seconded by Council Member Place 5 Joe Garcia

All in favor

Item closed to executive session @ 6:36P.M.

Reconvened to open session @ 7:47P.M.

Motion made by Mayor Pro-tem Sabino Mena to discuss & consider & act on rescinding the motion to void any future contracts & agreements with LNV Engineering & to exclude them from the RFQ Process & I motion to terminate LNV effective immediately from past present contracts & agreements, but to allow them to participate in future RFQ processes

Motion dies due to lack of being seconded

Mr. Mena commented that he would motion again the motion as stated, as per City Attorney Mr. Mena would need to restate his motion

Motion made by Mayor Pro-tem Sabino discuss & consider & act on rescinding motion to void any future contracts & agreements with LNV Engineering & to exclude them from the RFQ Process & motion to terminate LNV effective

SESSION

Reconvene to open session @ 9:38P.M.

A. DELIBERATION REGARDING CHAPTER 380 AGREEMENT WITH
DILLEY FEED & GRAIN

Motion made by Council Member Place 4 Everardo Castillo to approve agreement
subject to Feed & Grain approval & authorize Mayor to sign agreement

Motion seconded by Council Member Place 5 Joe Garcia

All in favor

Motion carries unanimously

B. ACTION REGARDING POSSIBLE ACQUISITION OF PROPERTY FOR
ECONOMIC DEVELOPMENT PURPOSES

Motion made by Council Member Place 4 Everardo Castillo, Jr. to authorize City
Attorney & Interim City Admin to negotiate acquisition of property for Economic
Development as talked about in executive session & authorize Mayor to sign

Motion seconded by Council Member Place 5 Joe Garcia

All in favor

Motion carries unanimously

C. ACTION REGARDING CONSIDERATION TO RESCIND ACTION TAKEN
TO ALLOW INTERIM CITY ADMINISTRATOR TO HIRE, FIRE &
DISCIPLINE PERSONNEL

No action on item

18. ADJOURNMENT

Motion made by Council Member Place 5 Joe Garcia to adjourn meeting

Motion seconded by Council Member Place 4 Everardo Castillo, Jr.

All in favor

Motion carries


Mayor


City Secretary