

Minutes of Special Meeting
City of Dilley
October 8, 2018

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, Council Member Place 5 Joe Garcia

Council absent: None

Staff present: Interim City Administrator David Jordan, City Secretary Juanita Fonseca

Citizens present: Andy Williams, Jason Surles, Roy Starnes, Debra Hughes, Jose Asuncion, Norman Martinez

1. CALL MEETING TO ORDER

Meeting was called to order @ 6:12P.M.

2. ROLL CALL

Mayor Obregon called roll call, all council was present.

3. PLEDGE OF ALLEGIANCE

4. WORKSHOP

A. DISCUSSION WITH FRIO COUNTY COMMISSIONERS AND PEARSALL CITY COUNCIL MEMBERS REGARDING COUNTY WIDE ISSUES

Meeting with Pearsall City Council & Frio County Commissioners, only Commissioner Flores was present. Council expressed concerns and so did Pearsall City Council, Commissioner Flores advised both councils that not much could be accomplished because he was the only one present and he could not commit to anything. He did mention that Frio County would like to have some help from both cities to keep the EMS going. Both cities agreed that they did not have funds in the budget to be able to help county with EMS. A possible meeting at a later date would be scheduled to further discuss the issue.

5. ADJOURNMENT

Motion made by Council Member Place 1 Joe Garcia to adjourn meeting

Motion seconded by Mayor Pro-tem Sabino Mena

All in favor

Motion carries unanimously

Mary Ann Hegen
Mayor

James L. Owen
City Secretary



**Minutes of Special Meeting
City Council
October 8, 2018**

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 G. Fonseca, Finance Director Irma Rodriguez

Citizens present: Esmeralda Cano, Debbie Hughes, Jason Surles, Philip Collier, Stan Springer, Apartment Manager Eagle Ford Village, Jose Asuncion, Jessica Villanueva

1. Call Meeting To Order
Meeting was called to order @ 7:01 P.M.

PLEDGE OF ALLEGIANCE

2. CITIZENS TO BE HEARD
No citizen comments were made

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

A. APPROVE MINUTES OF THE AUGUST 13, 2018 - SPECIAL MEETING
AUGUST 14, 2018 - REGULAR MEETING
SEPTEMBER 4, 2018 - BUDGET WORKSHOP
SEPTEMBER 11, 2018 - REGULAR MEETING
SEPTEMBER 17, 2018 - SPECIAL MEETING

B. REVIEW OF CITY BILLS

C. APPROVE EMPLOYEE INCENTIVES FOR THE MONTH OF OCTOBER 2018

Motion made by Council Member Place 2 Gilbert Eguia to approve the consent agenda as presented, with Employee Incentive awarded to Chief Reyna if he is eligible for the incentive.

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

Motion carries unanimously

4. DISCUSS/CONSIDER & ACT ON HOTEL/MOTEL AUDIT REGARDING THE EAGLE FORD VILLAGE

Mr. Stan Springer presented his case to City Council as to why he felt he shouldn't be audited for previous years, he was not collecting hotel/motel taxes.

Motion made by Council Member Place 3 Alicia Machado to table item until more information is gathered on item.

Motion seconded by Council Member Place 2 Gilbert Eguia

All in favor

Motion carries unanimously

5. DISCUSS/CONSIDER & ACT ON APPROVAL OF A NEW "WELCOME TO DILLEY" SIGN

Motion made by Council Member Place 2 Gilbert Eguia to approve new Welcome to Dilley signs and move forward with the suggested project, Mayor Pro-tem Mena suggested the High School become involved in the design of the new signs

Motion seconded by Mayor Pro-tem Sabino Mena

All in favor

Motion carries unanimously

6. DISCUSS/CONSIDER & ACT ON VOIDING ANY PAST, PRESENT AND FUTURE CONTRACTS/AGREEMENTS WITH LNV ENGINEERING AND TO EXCLUDE THEM FROM RFQ PROCESS

Motion made by Council Member Place 2 Gilbert Eguia to move item into executive session under Attorney Client Privilege, 551.071

Motion seconded by Mayor Pro-tem Sabino Mena

All in favor, motion carries item will be added to executive session

****Council Member Place 3 Alicia Machado left during executive session****

Motion made by Mayor Pro-tem Sabino Mena to terminate any agreement with LNV, INC. & exclude from all RFQ based on prior working experience

Motion seconded by Council Member Place 5 Joe Garcia

All in favor

Motion carries unanimously

7. DISCUSS/CONSIDER & ACT ON OPENING A POSITION FOR A HUMAN RESOURCES DIRECTOR

Motion made by Council Member Place 5 Joe Garcia to change position to Human Resources Manager and proceed with opening position and advertising later

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

All in favor

Motion carries unanimously

8. DISCUSS/CONSIDER & ACT ON OPENING A POSITION FOR CODE ENFORCEMENT OFFICER

Motion made by Council Member Place 2 Gilbert Eguia to open position to move forward & later advertise

Motion seconded by Council Member Place 3 Alicia Machado

All in favor

Motion carries unanimously

9. DISCUSS/CONSIDER & ACT ON RE-ESTABLISHING A PLANNING & ZONING COMMITTEE CONSISTING OF FIVE COMMUNITY MEMBERS AND TWO ALTERNATES

Motion made by Council Member Place 2 Gilbert Eguia to table item until further notice

Motion seconded by Council Member Place 3 Alicia Machado

All in favor

Motion carries unanimously

10. DISCUSS/CONSIDER & ACT ON ESTABLISHING A TOURISM AND BUSINESS DEVELOPMENT BOARD

Motion made by Council Member Place 3 Alicia Machado to table item

Motion seconded by Council Member Place 2 Gilbert Eguia

All in favor

Motion carries unanimously

11. EMPLOYEE WORKSHOP ON SEXUAL HARASSMENT, RACIAL DISCRIMINATION & SAFETY POLICIES (INFORMATIONAL PURPOSES ONLY)

Informative item, council was advised of workshop to cover policies to be held on October 16, 2018 from 1Pm-5PM at the Convention Center

12. DISCUSS/CONSIDER & ACT ON APPROVING RESOLUTION NO. 18-10-08, A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSES OF FINANCING A "FIRE APPARATUS"

Motion made by Council Member Place 2 Gilbert Eguia to approve Resolution 18-10-08, as presented

Motion seconded by Mayor Pro-tem Sabino Mena

All in favor

Motion carries unanimously

13. DISCUSS/CONSIDER & ACT ON ORDINANCE NO.1A-1008-A 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) PUNISHABLE 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 1 Alicia Machado to table item

Motion seconded by Council Member Place 5 Joe Garcia

All in favor

Motion carries unanimously

14. DEPARTMENTAL REPORTS (SUBMITTED FOR INFORMATIONAL PURPOSES ONLY)

A. LIBRARY REPORT

B. CITY SECRETARY'S REPORT

C. POLICE DEPARTMENT REPORT

D. FIRE DEPARTMENT REPORT

E. COURT REPORT

F. FINANCE REPORT

G. PUBLIC WORKS DEPARTMENT

H. CITY ADMINISTRATOR'S REPORT

NO action informative reports submitted to council, reports not presented this meeting.

15. EXECUTIVE SESSION - CALLED PURSUANT TO THE TEXAS

GOVERNMENT CODE CHAPTER 551, SUBCHAPTER D; SECTIONS 551.071
CONSULTATIONS WITH ATTORNEY & 551.087 ECONOMIC
DEVELOPMENT TO DISCUSS & CONSIDER THE FOLLOWING ITEM(S):

Item closed to executive session @ 8:47P.M.

Jason Surles gave a presentation to city council @ 8:36P.M. before executive session
to provide some details for the items that would be discussed in executive session

Item #6 was also picked up for discussion in executive session

A. DISCUSSION ON THE POSSIBLE APPROVAL OF A TAX ABATEMENT
FOR THE DILLEY FEED & GRAIN

B. DISCUSSION ON THE POSSIBILITY OF WAIVING PERMIT FEES FOR
THE DILLEY FEED & GRAIN

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

Reconvened to open session @ 9:39P.M.

Council Member Place 3 Alicia Machado left during executive session

A. CONSIDERATION AND ACTION ON THE POSSIBLE APPROVAL OF A
TAX ABATEMENT FOR THE DILLEY FEED & GRAIN

Motion made by Council Member Place 2 Gilbert Eguia to table item until
additional info is provided and attorney consults at a future date

Motion seconded by Council Place 4 Everardo Castillo, Jr.

All in favor

Motion carries unanimously

B. DISCUSSION AND ACTION ON THE POSSIBILITY OF WAIVING PERMIT
FEES FOR THE DILLEY FEED & GRAIN

Motion made by Council Member Place 2 Gilbert Eguia to table item until
additional info is provided and attorney consults at a future date

Motion seconded by Council Place 4 Everardo Castillo, Jr.

All in favor

Motion carries unanimously

17. ADJOURNMENT

Motion made by council Member Place 2 Gilbert Eguia to adjourn meeting

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

All in favor

Motion carries


Mayor


City Secretary

Minutes of Special Meeting
City of Dilley
OCTOBER 29, 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, City Secretary Juanita Fonseca

Citizens present: Royce Starnes Jose Asuncion

1. CALL MEETING TO ORDER

Meeting was called to order @ 6:31P.M.

2. ROLL CALL

Mayor Obregon called Roll call, for the record Council Member Place 2 Gilbert Eguia was absent

3. EXECUTIVE SESSION - CALLED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.071 CONSULTATIONS WITH ATTORNEY & 551.087 ECONOMIC DEVELOPMENT TO DISCUSS & CONSIDER THE FOLLOWING ITEM(S):

Item was closed to executive session @ 6:34P.M.

A. DISCUSSION REGARDING A REQUEST FOR A TAX ABATEMENT BY DILLEY FEED & GRAIN

B. DISCUSSION REGARDING REQUEST TO WAIVE PERMIT FEES BY DILLEY FEED & GRAIN

C. DISCUSSION REGARDING THE DILLEY VOLUNTEER FIRE DEPARTMENT

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

Reconvened to open session @ 8:30P.M.

A. CONSIDERATION AND ACTION REGARDING REQUEST FOR A TAX ABATEMENT BY DILLEY FEED & GRAIN

Motion made by Council Member Place 4 Everardo Castillo, Jr. for City Council to authorize Interim City Admin to speak with City Attorney to get wording for

request of tax abatement to negotiate a chapter 380 agreement & bring back to council

Motion seconded by Mayor Pro-tem Sabino Mena

All in favor

Motion carries unanimously

**B. CONSIDERATION AND ACTION REGARDING PERMIT FEES WAIVER
REQUEST BY DILLEY FEED & GRAIN**

Motion made by Council Member Place 4 Everardo Castillo to waive a portion of permit fee & exclude City out of pocket portion.

Motion seconded by Council Member Place 5 Joe Garcia

All in favor

Motion carries unanimously

**C. DISCUSSION AND POSSIBLE ACTION REGARDING THE DILLEY
VOLUNTEER FIRE DEPARTMENT**

Motion made by Council Member Place 3 Alicia Machado to take no action on item at this time and to table item until further notice

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

5. 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