Minutes of Regular Meeting held May 13, 2019

Regular meeting held with the following present: Mayor Mark Bowen; Aldermen Jerry Stone, Ruben Gonzalez, Ruble Farmer, Sam Cortez; Alderwoman-elect Laura Reyna; City Secretary Josie Campa; Director of Public Works James McGrath; Police Chief Richard Priest; Fire Marshal Matt Dear; Library Director Cassandra Cortez; Code Compliance Officer Scott Traeger; Attorney Anna Wharton.

Visitors: Eric Schulze, Hazel Flores and husband, Richard, Clay Schlinke, Andy Rodriguez, Mark McLiney, Sam Parks, Anthony Reyna, Isabella Arce, Daniel Arce, Marlow Reyna, Rey Reyna, Floyd Wilson, Ken Lowe, Frankie Carrillo, Lupe Carrillo, Joann Ortiz, Vicente Ortiz, Wayne Herl, Lucy Chapa, Rene Chapa, Larry Sanders, Polly Gonzalez, Daniel Gamez, Mr. & Mrs. Gordon Hanson, Mark Lovelace, Daniel Rothschild, Joe Torres, Christopher Bowen, James Frost.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
Mayor Bowen opened the regular meeting at 6:30 p.m. and led everyone in the pledge to the flag.

**VISITORS'/CITIZENS’ COMMENTS**
Wayne Herl told Council he was so tied up in knots at the February meeting that he lost his train of thoughts and didn’t properly thank the Council for the Citizenship Award. He told Council he was very humbled by this award and thanked them for this honor.

Larry Sanders, VFW Commander announced that the Lytle post had received its 8th consecutive All-American recognition. He said the post was also recognized by the State of Texas. Mr. Sanders thanked Council for everything the city does to help the Lytle VFW. Mayor Bowen told everyone the Lytle VFW does a lot for the city and school and thanked Mr. Sanders for their help to the city.

Mayor Bowen welcomed back Alderman Ruble Farmer after his medical leave from the Council meetings.

Police Chief Richard Priest recognized Reserve Officer Joe Torres for fifteen (15) years of service to the Lytle Police Department with a plaque. City Secretary Josie Campa told Council that officer Torres worked at the Easter Egg Hunt and she received several compliments on Mr. Torres from people attending the event.

Chief Priest also recognized Police Sgt. Gordon Hanson for fifteen (15) years of service to the city consisting of fourteen (14) years as a regular officer and one (1) year as a Reserve Officer.

**APPROVAL OF MINUTES AND APPROVAL OF PAYMENT OF BILLS**
Alderman Gonzalez made the motion that Council approve the April 8th regular meeting minutes and payment of the bills, as presented. Seconded by Alderman Cortez. Passed unanimously.
Minutes of Regular Meeting held May 13, 2019-page 2

CANVASS ELECTION RETURNS
Alderman Cortez made the motion that Council approve the Election Administrator’s precinct returns for the May 4th election. Seconded by Alderman Stone. Passed unanimously.

ADMINISTER OATH OF OFFICE TO NEWLY ELECTED OFFICIALS AND PRESENT CERTIFICATES OF ELECTION
Mayor Mark Bowen administered the Oath of Office to Sam Cortez, and presented him with a Certificate of Election.

The Mayor then administered the Oath of Office for District 3 to newly-elected Alderwoman Laura Reyna. The Mayor also presented her with a Certificate of Election.

Alderman-elect for District 1, Ruben Gonzalez also had the Oath of Office administered to him by Mayor Bowen, and was also given a Certificate of Election.

PRESENTATION OF PLAQUE TO OUTGOING ALDERMAN
Former District 3 Alderwoman Jamie Dahler was not present, so the Mayor said he would deliver her plaque.

CONSIDER AND ACT UPON REQUEST FOR CHANGE ORDER ON WATER TRANSMISSION LINE PROJECT
Eric Schulze, engineer from Southwest Engineers presented a change order request for the water transmission main project. Mr. Schulze told Council that the price of pipe has gone up since the bid was submitted back in November, and that the contractor (Ram II) was asking to be paid the additional $15,671.20 for the pipe. Mayor Bowen voiced his concern since this project hasn’t even been started. The engineer told Council that the contractor was absorbing other cost increases, but the pipe increase was considerable. Council discussed this request with the engineer and had several questions answered. Mayor Bowen asked Council to consider sharing cost for the pipe since the city is not completely at fault for the delay in starting this project. Alderwoman Reyna asked if City Attorney had looked at contract. The City Secretary said Mr. Cate had looked at the contract before the city signed and entered into said contract and that Mr. Cate had said he was not surprised by the change order request. After more discussion, Mayor Bowen recommended to Council that they have the City Attorney review the contract again concerning change orders. Alderman Gonzalez made the motion that Council have the City Attorney review the contract and change order request. Seconded by Alderman Cortez. Passed unanimously.

CONSIDER AND ACT UPON SUSPENSION RESOLUTION IN AEP-CP & L RATE CASE
City Secretary Josie Campa presented Council with the resolution sent by the steering committee that oversees requests to the PUC. She told Council that the committee is requesting this resolution be adopted suspending AEP’s request until they have time to review their application to the PUC. Hazel Flores from AEP told Council that they have requested a price increase and
CONSIDER AND ACT UPON SUSPENSION RESOLUTION IN AEP-CP & L RATE CASE (CONT.)
the money would be used for infrastructure. She asked Council to deny the rate increase request instead of suspending it. After discussion, Alderman Gonzalez made the motion that Council adopt the resolution suspending the AEP rate change. Seconded by Alderman Stone. Passed unanimously.

CONSIDER AND ACT UPON ENTERING INTO AN AGREEMENT WITH SADDLE RIDGE DEVELOPER FOR CITY OF LYTLE TO PAY THE ADDED COST OF LOWERING AND ENLARGING THE SANITARY SEWER LINE AS PER THE CITY ENGINEER'S COST ESTIMATE
Mayor Bowen told Council no action was needed on this item since the engineer says this is not needed.

PRESENTATION ON PID PROGRAM FOR FUNDING SEWER PLANT EXPANSION
CLAY SCHLINKE, MARK MC LINEY
Clay Schlinke told Council that they are trying to make sure that they have sewer capacity for the development planned for the Gidley property, and that this won’t create a problem for the city as development progresses. Mr. Schlinke talked to Council about the possibility of a PID “Public Improvement District.” He then turned the presentation over to Floyd Wilson, who talked to Council about the creation of a PID for this project. Mr. Wilson told Council that the builders for this project do not have a problem with a PID. Mr. Wilson told Council he feels a PID would benefit both the developer and the city, and that the city’s bond rating would not be touched. Mr. Wilson explained how the PID works and showed a power point presentation and answered questions from Council members. He told Council a PID for this project cannot be done if the Council doesn’t approve it. Alderman Ruben Gonzalez asked if the PID could be modified to accommodate disable veterans by waiving these PID fees. He was told this could be taken into consideration when preparing the PID paperwork, by designating a number of lots to be exempt in order to assist with the fees’ calculation. Clay Schlinke told Council that there are ways to lower the PID fee such as the developer lowering lot prices, the addition of a TIRZ and the county also participating. Mark McLiney, the city’s financial advisor also talked to Council about a PID for said project, and said the people causing the increase are the ones that will pay for the project needs, not the city. Mr. McLiney told Council that the PID is a tool for new developments paying for services needed and the TIRZ differs in that it takes money out of the city. Mr. McLiney went on and explained the pros of a PID and all that is involved in getting one setup. He told Council this is an excellent tool to kick start the proposed development and they should look into this. He said it would not affect the city’s bond rating. Mr. McLiney also told Council that the setting up of a PID shouldn’t cost the city any money. Mr. McLiney said the Council would need to have at least three (3) public hearings concerning the setting up of a PID and it would take at least three to six months to get stuff close for getting a PID for said project. Mayor Bowen polled Council members to see if they would be interested in looking in getting more info on a PID for this development. Mayor Bowen asked the two parties to start communicating to get more info for Council for the possibility of setting up a PID for this development.
Minutes of Regular Meeting held May 13, 2019-page 4

Council took a short break at 8:12 p.m. and reconvened at 8:32 p.m.

CONSIDER AND ACT UPON ENGINEER’S DRAINAGE STUDY FOR EASY STREET AREA
City Secretary Josie Campa gave Council the letter from TRC concerning the drainage study for the Easy Street area. She showed Council that TRC’s opinion for probable cost for this project is $154,860.00. The City Secretary told Council that due to money constraints she feels the engineer needs to explain this project and also tell us what the city can do in the meantime to help alleviate this problem. Alderman Gonzalez made the motion that this item be considered for next year’s budget and the city have the engineers come to Council and explain this project and tell what can be done in the meantime. Seconded by Alderman Cortez. Passed unanimously.

CONSIDER AND ACT UPON RestrictING any further manufactured mobile homes from being placed along Hwy. 132/Main Street
NOTE: GRANDFATHER THOSE ALREADY IN PLACE, BUT ONCE REMOVED NEW RESTRICTION IS IN AFFECT—RUBEN GONZALEZ
Alderman Gonzalez told Council he would like them to consider restricting any further manufactured mobile homes from being placed along Hwy 132 A.K.A. Main Street. He told Council that the manufactured homes already in place could be grandfathered, but once they are removed the new restriction would be in affect. City Secretary Josie Campa showed Council the City Attorney’s opinion on this item. She told them the attorney says this item needs to be sent to the planning and zoning commission for review and that State law allows the owners of manufactured homes to replace their old homes with new ones. Alderman Gonzalez stated that he had asked the City Secretary about this item and she had told him to come to the Council. The City Secretary said that is what she felt would be necessary but the City Attorney advised her that this item needed to go to the Zoning Committee first. Alderman Stone made the motion that Council send this matter to the Zoning Commission as recommended by the City Attorney. Seconded by Alderman Farmer. Passed unanimously.

CONSIDER AND ACT UPON allowing city employees to have FRIDAY after 4th of JULY OFF
Mayor asked Council to consider allowing city employees to have the Friday after July 4th off since they would just be coming back for one day of work and because several of the city employees work at the city’s July 4th celebration. Alderman Cortez made the motion that Council allow the city employees to have July 5th off. Seconded by Alderman Farmer. Passed unanimously.

Mayor Bowen excused Alderman Gonzalez at 8:50 p.m. from the rest of the meeting since he was having to travel to Lubbock to pick up his son from college.

ANIMAL CONTROL DIRECTOR’S REPORT
Mayor Bowen told Council that Animal Control Director Santiago Morantez could not be present for the meeting since he is attending the Police Academy.
Minutes of Regular Meeting held May 13, 2019-page 5

ANIMAL CONTROL DIRECTOR’S REPORT (CONT.)
City Secretary Josie Campa gave Council a copy of a letter sent to the Animal Control Director commending Animal Control Officer Lorena Gorum.

LIBRARY DIRECTOR’S REPORT
Library Director Cassandra Cortez gave her monthly report with a power point presentation.

CODE COMPLIANCE OFFICER’S REPORT
Code Compliance Officer Scott Traeger told Council that there is brush everywhere and a lot of people are keeping it in their yards until they are allowed to put it on the city’s right-of-ways.

Mr. Traeger told Council he is working on getting people in to get building permit for storage sheds and a business where walls are being put up. He told Council he is also working on getting overgrown lots cleaned up.

PUBLIC WORKS DIRECTOR’S REPORT
Director of Public Works’ James McGrath gave a power point presentation as his monthly report.

POLICE CHIEF’S REPORT
Police Chief Richard Priest gave his report with a power point presentation.

CITY SECRETARY’S REPORT
Josie Campa gave a power point presentation as her City Secretary’s Report.

MAYOR’S REPORT
Mayor Bowen thanked Matt Dear for working on the Hazmat grant that Atascosa County received that will help the city get money to try to prevent disasters.

Mayor Bowen told Council that he and others had met with TxDOT reps to discuss future things for Lytle. He said TxDOT is talking about reconfiguring Hwy 132 by the City Hall to allow for a turn right lane, and that the stop lights for the IH 35 and FM 2790 area are now scheduled for October.

The Mayor told Council that he has a meeting on Thursday on the proposed Days Inn project.

Mayor Bowen welcomed Laura Reyna to the Council and introduced her parents to Council. The Mayor told everyone that Laura’s father had served on Sinton’s Council and as Mayor, too.

Meeting adjourned at 9:45 p.m.