

Ivy Avalos
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

REGULAR COUNCIL MEETING MINUTES OCTOBER 17, 2024 @ 6:00 P.M.

MEMBERS PRESENT:

Mayor Ivy Avalos
Ruben Reyes
Cesar Nevarez
Alejandro Garcia
Rudy Cruz, Jr.
Yvonne Colon-Villalobos (*joined virtually*)

STAFF PRESENT:

Adriana Rodarte, City Manager
Victor Perez, Deputy City Manager
Olivia Navarro, City Clerk
Jim Martinez, City Attorney

Estevan Gonzales, IT Director
Victor Reta Recreation Ctrs. Director
Carol Candelaria, HR Director
Jose Quiñonez, Economy Recovery Coordinator
Chief Robert Rojas

1. CALL TO ORDER

The meeting was called to order at: 6:05 pm.

2. Pledge of Allegiance and a Moment of Silence

Pledge of Allegiance was recited.

3. Establishment of Quorum

Quorum was established with all council members present.

PUBLIC COMMENT

4. PUBLIC COMENT

Hector Ramos spoke during Public Comment.

PRESENTATIONS

**5. PRESENTATION BY EL PASO COUNTY CAPITAL PLANNING
DEPARTMENT. ADRIANA RODARTE**

Presentation made by Melissa Carrillo, see Exhibit "A".

**6. PRESENTATION AND CONGRESSIONAL UPDATE FROM
CONGRESSWOMAN VERONICA ESCOBAR'S OFFICE. VICTOR RETA**

Presentation made by Priscilla Contreras, Kaylie Castillo and Sharon Zambrano.

Commissioner Iliana Holguin was recognized by Mayor Avalos.

**7. PRESENTATION AND DISCUSSION ON THE HARMONY DESALINATION
PROJECT IN SOCORRO. LORRINE QUIMIRO**

Marty Loya and Quantum Wei made the presentation

A motion was made by Rudy Cruz, Jr., seconded by Alejandro Garcia to *move up item twenty-four (24) to be next on the agenda.* Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, Rudy Cruz, Jr., and Yvonne Colon-Villalobos

Nays:

Absent:

**24. DISCUSSION AND ACTION TO DIRECT STAFF ON WRITING AN
ORDINANCE THAT WOULD PROHIBIT OR REQUIRE PROPER
TREATMENT OF ANY PECAN SHELLS, ALMOND HULLS OR ANY
OTHER MATERIALS THAT MAY ATTRACT OR HARBOR PESTS
BEFORE BEING PLACED IN THE GROUND. RUDY CRUZ, JR.**

A motion was made by Alejandro Garcia seconded by Cesar Nevarez to *approve item twenty-four (24).* Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, Rudy Cruz, Jr., and Yvonne Colon-Villalobos

Nays:

Absent:

Rudy Cruz, Jr. left the meeting at 7:08 pm

CONSENT AGENDA

8. EXCUSE ABSENT COUNCIL MEMBERS. OLIVIA NAVARRO

9. APPROVAL OF REGULAR COUNCIL MINUTES OF OCTOBER 3, 2024.

OLIVIA NAVARRO

10. APPROVAL OF SEPTEMBER MONTHLY REPORT. ADRIANA RODARTE

11. INTRODUCTION, FIRST READING, AND CALLING FOR A PUBLIC HEARING OF AN ORDINANCE AMENDING CHAPTER 42 TRAFFIC AND VEHICLES, ARTICLE III. HEAVY, OVERSIZED AND OTHER COMMERCIAL VEHICLES, DIVISION 1. GENERALLY, SECTION 42-67. DEFINITIONS, SECTION 42-69. HEAVY HAULING PROHIBITED, AND DIVISION 2. TRUCK ROUTES, SEC. 42-99 DESIGNATED, TO PROVIDE FOR ADDITIONAL GUIDANCE AND CLARIFICATION ON PARK OF COMMERCIAL VEHICLES WITHIN THE CITY OF SOCORRO.

LORRINE QUIMIRO

12. INTRODUCTION, FIRST READING, AND CALLING FOR A PUBLIC HEARING OF AN ORDINANCE AMENDING CHAPTER 46 ZONING ARTICLE IV. DISTRICT REGULATIONS, DIVISION 1. GENERALLY, SEC. 46-171. - OFFICIAL ZONING MAP, TO REFLECT THE UPDATED DIGITAL PROCESS FOR MANAGING, MAINTAINING, AND ADMINISTERING THE OFFICIAL ZONING MAP OF THE CITY OF SOCORRO.

LORRINE QUIMIRO

13. INTRODUCTION, FIRST READING, AND CALLING FOR A PUBLIC HEARING OF AN ORDINANCE FOR APPROVAL OF A VARIANCE FROM SECTION 38-52.3. - STREET DESIGN STANDARDS -- GENERAL PLANNING TO ALLOW A REDUCED MINIMUM R.O.W. OF 54'-0" INSTEAD OF THE 60'-0" MINIMUM R.O.W. REQUIREMENT FOR THE PROPOSED SUNSET VALLEY ESTATES UNIT THREE SUBDIVISION.

LORRINE QUIMIRO

A motion was made by Alejandro Garcia seconded by Cesar Nevarez to *approve the Consent Agenda*. Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos

Nays:

Absent: Rudy Cruz, Jr.

REGULAR AGENDA
PUBLIC HEARINGS/ORDINANCES

- 14. PUBLIC HEARING OF AN ORDINANCE FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF ROBERT E. NIX SURVEY NO. 305, LOCATED AT GATEWAY WEST BLVD., SOCORRO, TEXAS, FROM UNCLASSIFIED TO IC-MUD (INDUSTRIAL/COMMERCIAL MIXED-USE DEVELOPMENTS) WITH A VARIANCE REQUEST FOR A 50'-0" MAXIMUM ALLOWABLE BUILDING HEIGHT AND REDUCED PARKING SPACE REQUIREMENT OF 1 SPACE PER 400 S.F. OF NET LEASABLE OFFICE SPACE AND 1 SPACE PER 5,000 S.F. OF NET LEASABLE WAREHOUSE AREA TO ALLOW FOR WAREHOUSING AND DISTRIBUTION FACILITIES.**

LORRINE QUIMIRO

Public Hearing opened at 7:09 pm
Hector Ramos spoke during Public Hearing
Public Hearing closed at 7:09 pm

- 15. SECOND READING AND ADOPTION OF AN ORDINANCE FOR THE PROPOSED AMENDMENT TO THE CITY OF SOCORRO'S MASTER PLAN AND REZONING OF ROBERT E. NIX SURVEY NO. 305, LOCATED AT GATEWAY WEST BLVD., SOCORRO, TEXAS, FROM UNCLASSIFIED TO IC-MUD (INDUSTRIAL/COMMERCIAL MIXED-USE DEVELOPMENTS) WITH A VARIANCE REQUEST FOR A 50'-0" MAXIMUM ALLOWABLE BUILDING HEIGHT AND REDUCED PARKING SPACE REQUIREMENT OF 1 SPACE PER 400 S.F. OF NET LEASABLE OFFICE SPACE AND 1 SPACE PER 5,000 S.F. OF NET LEASABLE WAREHOUSE AREA TO ALLOW FOR WAREHOUSING AND DISTRIBUTION FACILITIES.**

LORRINE QUIMIRO

A motion was made by Alejandro Garcia seconded by Cesar Nevarez to *approve item fifteen (15)*. Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos
Nays:
Absent: Rudy Cruz, Jr.

- 16. PUBLIC HEARING OF AN ORDINANCE TO REQUEST A CONDITIONAL USE PERMIT TO ALLOW FOR A MECHANIC SHOP IN A C-2 (GENERAL COMMERCIAL) ZONING DISTRICT ON TRACT 1-A-9, LEIGH CLARK SURVEY 293 ABST 6257, LOCATED AT 1121 ROBIN RD., SOCORRO, TEXAS.**

LORRINE QUIMIRO

Public Hearing opened at 7:16 pm
No Speakers for Public Hearing
Public Hearing closed at 7:16 pm

17. SECOND READING AND ADOPTION OF AN ORDINANCE TO REQUEST A CONDITIONAL USE PERMIT TO ALLOW FOR A MECHANIC SHOP IN A C-2 (GENERAL COMMERCIAL) ZONING DISTRICT ON TRACT 1-A-9, LEIGH CLARK SURVEY 293 ABST 6257, LOCATED AT 1121 ROBIN RD., SOCORRO, TEXAS.
LORRINE QUIMIRO

A motion was made by Alejandro Garcia seconded by Cesar Nevarez to *approve item seventeen (17)*. Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos
Nays:

Absent: Rudy Cruz, Jr.

18. PUBLIC HEARING OF AN ORDINANCE APPROVING A PRELIMINARY PLAT RESUBMISSION AND A FINAL PLAT FOR EASTWIND HILLS UNIT TWO SUBDIVISION, BEING A PORTION OF ROBERT E. NIX SURVEY NO. 301, EL PASO COUNTY, TEXAS.
LORRINE QUIMIRO

Public Hearing opened at 7:20 pm

No Speakers for Public Hearing

Public Hearing closed at 7:20 pm

19. SECOND READING AND ADOPTION OF AN ORDINANCE APPROVING A PRELIMINARY PLAT RESUBMISSION AND A FINAL PLAT FOR EASTWIND HILLS UNIT TWO SUBDIVISION, BEING A PORTION OF ROBERT E. NIX SURVEY NO. 301, EL PASO COUNTY, TEXAS.
LORRINE QUIMIRO

A motion was made by Alejandro Garcia seconded by Cesar Nevarez to *approve item nineteen (19)*. Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos
Nays:

Absent: Rudy Cruz, Jr.

HUMAN RESOURCES DEPARTMENT

20. DISCUSSION AND ACTION ON APPROVING THE AMENDED JOB DESCRIPTION FOR THE RECREATION LEADER TO COMMUNITY LIAISON.
CAROL CANDELARIA

A motion was made by Alejandro Reyes seconded by Cesar Nevarez to *approve item twenty (20)*. Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos
Nays:

Absent: Rudy Cruz, Jr.

GRANTS DEPARTMENT

- 21. *DISCUSSION AND ACTION* TO APPROVE LETTERS OF SUPPORT TO REFORM SECTION 321 DE MINIMIS ENTRY, ALLOWING US FTZS TO HAVE THE SAME PRIVILEGES THAT FOREIGN-LOCATED SHIPPERS ENJOY WITH ESTIMATED 60% CUSTOMS DUTY AND TAX SAVINGS BY USING DE MINIMIS ENTRY.** *ALEJANDRA VALADEZ*

A motion was made by Alejandro Garcia seconded by Cesar Nevarez to *approve item twenty-one (21)*. Motion passed.

Jose Quiñonez spoke on this item.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos

Nays:

Absent: Rudy Cruz, Jr.

PLANNING AND ZONING

- 22. *DISCUSSION AND ACTION* TO APPROVE EVENT PERMIT AND PAYMENT WAIVER REQUEST FOR ESCONTRIAS HALLOWEEN PARADE.** *LORRINE QUIMIRO*

A motion was made by Cesar Nevarez seconded by Alejandro Garcia to *approve item twenty-two (22)*. Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos

Nays:

Absent: Rudy Cruz, Jr.

MAYOR AND COUNCIL

- 23. *DISCUSSION AND ACTION* APPROVE RESOLUTION 803 APPROVING THE APPOINTMENT OF VICTOR PEREZ TO THE BOARD OF DIRECTORS OF THE EL PASO CENTRAL APPRAISAL DISTRICT.**

MAYOR IVY AVALOS

A motion was made by Alejandro Garcia seconded by Cesar Nevarez to *approve item twenty-three (23)*. Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos

Nays:

Absent: Rudy Cruz, Jr.

25. DISCUSSION AND ACTION ON ADVICE RECEIVED FROM CITY ATTORNEY IN CLOSED SESSION, AND ACTION TO APPROVE REAL ESTATE TRANSACTION; AUTHORIZE FILING OR SETTLEMENT OF LEGAL ACTION; AUTHORIZE EMPLOYMENT OF EXPERT WITNESSES AND CONSULTANTS, AND EMPLOYMENT OF SPECIAL COUNSEL WITH RESPECT TO PENDING LEGAL MATTERS. ADRIANA RODARTE

26. DISCUSSION AND ACTION ON QUALIFICATIONS OF INDIVIDUALS FOR EMPLOYMENT AND FOR APPOINTMENT TO BOARDS & COMMISSIONS, JOB PERFORMANCE OF EMPLOYEES, REAL ESTATE ACQUISITION AND RECEIVE LEGAL ADVICE FROM CITY ATTORNEY REGARDING LEGAL ISSUES AFFECTING THESE MATTERS.

ADRIANA RODARTE

27. DISCUSSION AND ACTION REGARDING PENDING LITIGATION AND RECEIVE STATUS REPORT REGARDING PENDING LITIGATION.

ADRIANA RODARTE

A motion was made by Ruben Reyes seconded by Alejandro Garcia to *delete items twenty-five (25), twenty-six (26) and twenty-seven (27).* Motion passed.

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos

Nays:

Absent: Rudy Cruz, Jr.


28. ADJOURN

A motion was made by Alejandro Garcia seconded by Cesar Nevarez to *adjourn at 7:33 pm*

Ayes: Ruben Reyes, Cesar Nevarez, Alejandro Garcia, and Yvonne Colon-Villalobos

Nays:

Absent: Rudy Cruz, Jr.

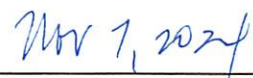


Ivy Avalos, Mayor



Olivia Navarro, City Clerk





Date minutes were approved

On August 12, 2024, the El Paso County Commissioners Court unanimously approved calling an election for five propositions on the November 5, 2024 General Election Ballot. The Capital Improvement Bond would fund approximately \$323.8M in projects to be implemented countywide over the next several years. Voters will have the opportunity to vote on each proposition separately. The propositions are as follows:



PROPOSITION A: PARKS AND RECREATION

The County proposes **\$95,615,000** for the public purpose of constructing, rehabilitating, renovating, improving, upgrading, updating, expanding, enlarging, and equipping the County's parks and recreational spaces and the acquisition of land, easements, rights-of-way, and other real property interests necessary.



PROPOSITION B: OFFICE OF THE MEDICAL EXAMINAR

The County proposes **\$26,700,000** for the public purpose of constructing, rehabilitating, renovating, improving, upgrading, updating, expanding, enlarging, and equipping facilities for the County's Office of the Medical Examiner and the acquisition of land, easements, rights-of-way, and other real property interests necessary.



PROPOSITION C: COURTHOUSE, SUB COURTHOUSES AND RELATED ANNEXES

The County proposes **\$63,285,000** for the public purpose of constructing, rehabilitating, renovating, improving, upgrading, updating, expanding, enlarging, and equipping the County's courthouse, sub courthouses, and related annexes and the acquisition of land, easements, rights-of-way, and other real property interests necessary.



PROPOSITION D: COUNTY COLISEUM RENOVATION

The County proposes **\$105,485,000** for the public purpose of constructing, rehabilitating, renovating, improving, upgrading, updating, expanding, enlarging, and equipping the El Paso County Coliseum and adjacent facilities and the acquisition of land, easements, rights-of-way, and other real property interests necessary.



PROPOSITION D: COUNTY ANIMAL SHELTER

The County proposes **\$32,710,000** for the public purpose of constructing, rehabilitating, renovating, improving, upgrading, updating, expanding, enlarging, and equipping the County's Animal Shelter and the acquisition of land, easements, rights-of-way, and other real property interests necessary.

Learn more about the Capital Improvement Bond here!
capital.epcounty.com



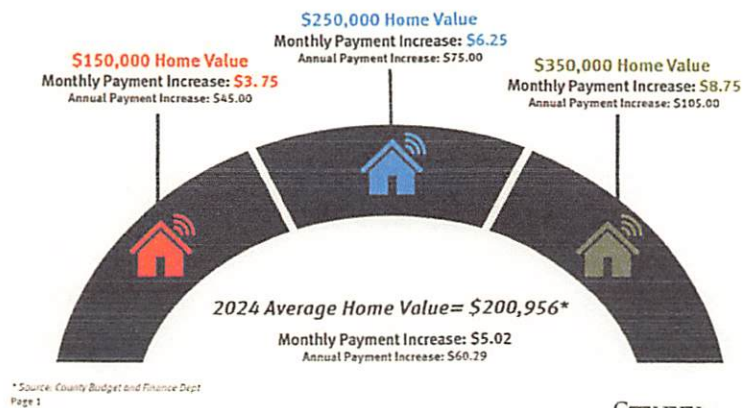


IMPACT ON HOMEOWNERS

The County's debt service tax rate is currently approximately \$0.05 per each \$100 of property valuation. Based on current property tax value assumptions, if the Capital Improvement Bond is approved, the County's debt tax rate will increase by an estimated \$0.03, which would increase taxes by about \$5 per month based on the average home value price of \$200,956 in 2024.

Tax Impact to Homeowners – Estimated Additional 3 Cents to I&S Tax Rate
~\$323.8 Million Scenario (est. additional 3 cents)

How Would an ~\$323.8M Bond Impact Homeowner Taxes?



STIFEL Public Finance



NO NEW REVENUE TAX RATE APPROVED

As a matter of information, on August 26, 2024, the El Paso County Commissioners Court voted to support the No New Revenue Tax Rate for the FY25 budget year. At \$0.426323, this rate is more than 3 cents lower than the County's tax rate in FY24. This is the 3rd time in the past 4 years the County has adopted a reduced tax rate.



ELECTION DATES

Early Voting: Monday, October 21st, 2024 through Friday, November 1, 2024.

Election Day: Tuesday, November 5th, 2024.

Last day to request mail in ballot: October 25th, 2024

Last day to register to vote: October 7th, 2024



BACKGROUND

The County held 24 public meetings beginning in February 2024 to gather community input on project priorities. The Commissioners Court then tasked the Bond Advisory Committee (BoAC), a citizen-led group of volunteers, to develop a recommended project list and financing structure.

The Court finalized this process at their August 12, 2024 meeting by voting unanimously in favor of calling an election for five propositions that are to be included on the November 5, 2024 General Election ballot.

Learn more about the Capital Improvement Bond here!
capital.epcounty.com

