

**INFRASTRUCTURE & GROWTH COUNCIL COMMITTEE
MEETING MINUTES**

**WEDNESDAY, NOVEMBER 14, 2012
11:30 AM
MUNICIPAL PLAZA ROOM B**

Members Present: Councilmember W. Reed Williams, *Chair, District 8*
Councilmember Leticia Ozuna, *District 3*
Councilmember Ray Lopez, *District 6*
Councilmember Carlton Soules, *District 10*

Members Absent: Councilmember Rey Saldaña, *District 4*

Staff Present: David Ellison, *Assistant City Manager*; Roderick Sanchez, *Development Services Director*; Mike Etienne, *CIMS Assistant Director*; Debbie Sittre, *CIMS Assistant Director*; Jed Maebius, *Office of the Mayor*; Susan Guinn, *Assistant City Attorney*; Majed Al-Ghafry, *Public Works Director*; Craig Meyers, *Public Works Interim Assistant Director*; Shanon Miller, *OHP Director*; Audrey Zamora, *Assistant City Attorney*; Leticia Vacek, *City Clerk*; Brandon Smith, *Office of the City Clerk*; David Lopez, *SWMD Assistant to Director*; David Newman, *SWMD Assistant Director*; Luis A. Borrero, *BESD Assistant Director*; Denise Luckey, *Office of the City Clerk*

Others Present: Diane Lang, *CEAC*; Ryan Sweeney, *Martin & Drought*; Gary A. Hach, *Texas Auto and Salvage*; Jerry Arredondo, *Texas Auto and Salvage*

Call to Order

In the absence of Chairman Williams, Councilmember Saldaña called the meeting to order.

1. Citizens to be Heard

Diane Lang, Citizens Environmental Advisory Committee (CEAC), stated that CEAC Members met and request that the City Council consider passing a resolution on an ETJ ban on coal-tar pavement sealants. Ms. Lang provided each Committee Member with a copy of the U.S. Department of the Interior, U.S. Geological Survey on coal-tar sealcoat.

Chairman Williams entered the meeting at this time.

2. Approval of Minutes from the October 17, 2012 Infrastructure and Growth Council Committee Meeting

Councilmember Lopez moved to approve the Minutes of the October 17, 2012 Infrastructure and Growth Council Committee Meeting. Councilmember Ozuna seconded the motion. Motion carried unanimously by those present.

At this time, the Committee addressed Item 4.

4. Briefing and possible action on Quiet Zone Master Plan (QZMP)

Presented by Majed Al-Ghafry, Director, Development Services Department

Majed Al-Ghafry provided an overview of the proposed Quiet Zone Master Plan. He presented the definition of a Quiet Zone and explained their safety measures. He noted various locations where quiet zones are in place throughout the city and across 42 states. He outlined the establishment process and timeline for the development of the proposed quiet zones.

Councilmember Ozuna asked if the proposed projects were included in the Master Plan and of the projected costs for Quiet Zones.

Mr. Al-Ghafry stated that the proposed projects were included in the Master Plan for Districts 1, 2, 3, 5, 8, and 10.

Councilmember Saldaña asked if the Master Plan was a framework and of the actions that would be taken.

Mr. Al-Ghafry replied that the Master Plan is a snapshot of what future projects would look like. He stated that the plan of action is to present to the City Council in January, 2013.

Councilmember Soules moved to forward said item to the full Council for consideration. Councilmember Lopez seconded the motion. Motion carried unanimously by those present.

3. Consideration of applicants for the Planning Commission (1 slot)

Leticia Vacek, City Clerk, TRMC/MMC

Leticia Vacek presented the names of the two candidates for the Planning Commission: Marcello Martinez and Ryan Sweeney.

Chairman Williams called upon each Committee Member for their selection.

Councilmembers Ozuna, Saldaña, and Lopez selected Marcello Martinez. Councilmembers Soules and Williams selected Ryan Sweeney. Chairman Williams announced that with three votes Marcello Martinez was selected to serve on the Planning Commission. He stated that the appointment would be forwarded to the full City Council for approval.

5. Briefing and possible action on the UDC Amendment to the Historic District Creation Process

Presented by Shanon Miller, Director Office of Historic Preservation

Shanon Miller provided an overview of the revisions to the current policy for the historic district creation process requested by the City Council. She outlined the current procedure, public hearing process, and proposed changes. Ms. Miller stated that the proposed changes would be submitted to the full Council on December 6, 2012.

Councilmember Ozuna thanked Ms. Miller and stated that she believed it was a fair process.

Councilmember Lopez asked of the smallest percentage or increments of homes or geographic boundary that would be considered for historic preservation.

Ms. Miller replied that there are no boundaries when considering historic preservation.

Chairman Williams stated that he felt that the previous process was challenging and appreciated the changes proposed.

Councilmember Lopez moved to forward said item to the full Council for consideration. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

6. Briefing and possible action on Salvage Yards/Metal Recycling Facilities

Presented by Roderick Sanchez, Director Development Services Department

Mr. Rod Sanchez provided an overview of the proposed changes to Chapter 35-Unified Development Code. He noted the new definitions, licensing requirements, and impact of the proposed changes.

Citizens to be Heard

Chairman Williams called upon the citizens to be heard:

Mr. James Mahalec of Great Northwest Recycling spoke in support of the proposed revisions.

Ms. Jordan Vexler of Monterrey Iron and Metal spoke in support of the proposed revisions.

Mr. Randy Cunningham of Pick-N-Pull also spoke in support of the proposed changes.

Councilmember Lopez stated that he appreciated the process that allowed for community input.

Councilmember Saldaña noted that both parties seemed pleased with the proposed changes. Mr. Sanchez replied that there was a considerable amount of time taken on the proposed ordinance.

Chairman Williams stated that businesses were essential to the community and that it is good to have rules to regulate them. He also stated that the proposed changes may help businesses survive.

Councilmember Lopez moved to forward said item to the full Council for consideration. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

7. Consideration and possible action on the Service Center Strategic Plan

Presented by Debbie Sittre, Assistant Director Capital Improvements Management Services

Ms. Debbie Sittre presented an overview of the Proposed Service Center Strategic Plan. She highlighted the locations of existing and proposed Service Centers. She provided background information and deferred maintenance condition of existing centers. She outlined the needs and costs of the recommended new facilities.

Councilmember Soules stated he appreciated the timeline of the proposed projects. He asked if there could be a follow-up presentation on the efficiency studies that were conducted and the type of items analyzed by the consultants.

Chairman Williams stated that the project is overdue and expressed concern that maintenance has been deferred for too long. He asked of the long-term ground lease with NISD and if they had land to trade for the Culebra Property.

Mr. Etienne replied that the City owned the property on Culebra Road that NISD would like to have, but they did not have any property of their own to trade with the City.

Chairman Williams asked of the value of the Culebra Road Property and the cost of the Leslie Road Property. Mr. Etienne stated that the Culebra Property was worth \$3.5 million, and the Leslie Road Facility would cost an estimated \$500,000.00. He also noted that the City entered into a non-binding agreement with NISD to lease the Culebra Property for \$1.00 per year.

Councilmember Lopez stated that SAWS is also a part of the equation and they have other property that will help NISD gain a surplus.

Mr. Etienne stated that the deal with NISD was negotiated some years ago. Councilmember Soules noted that NISD has had a large bond approved since then.

Chairman Williams stated that he would like to see the non-binding letter of agreement.

Councilmember Soules stated that the Council was owed a discussion on storm water fee structure and funding sources.

Councilmember Saldaña asked to see other examples of a \$1.00 per year ground-lease and the criteria for such a lease.

Chairman Williams stated that he would like to reschedule the proposed item for a Council Committee Meeting in January so that more information could be presented on the maintenance program of the existing facilities and police issue on the garages.

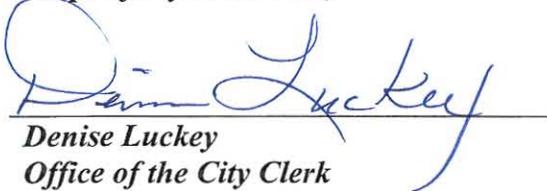
8. Consideration of future items

There were no items for consideration.

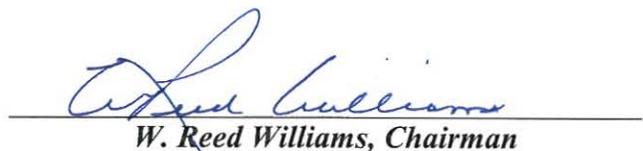
9. Adjourn

There being no further discussion, the meeting was adjourned at 1:19 p.m.

Respectfully Submitted,



Denise Luckey
Office of the City Clerk



W. Reed Williams, Chairman