

COUNCIL MEETING, THURSDAY, OCTOBER 25, 2018, 6:00 P.M.

The Mayor and City Council met in regular session on Thursday, October 25, 2018 at 6:00 p.m. with the following members present: Mayor Diaz, Council Members Rivas, Robinson, Lee; City Manager Squyres and City Attorney DeFoyd. Council Member Garcia arrived After roll call. Council Member Gonzales and City Secretary Raines absent.

The meeting was opened with Prayer and the Pledge of Allegiance.

A motion was made by Council Member Robinson and seconded by Council Member Rivas to approve the minutes as presented. VOTE: 4 For 0 Against

DEPARTMENT HEAD REPORTS:

Chief Ayala passed on his report.

Chief Mier advised that everything had been quite at the station and they were making progress on their building and that they had been going to the schools with their fire prevention program.

Kyle Reed, Public Works Director, reported that they were 99% complete on the repairs at the barn from Hurricane Harvey and would be starting on the repairs from the fire damage so if they got a chance to come by the barn and see what they had done. He stated that he didn't need to tell any one that it had been extremely wet and hopefully it was going to get out of here in the next couple of day. He advised the Mayor that over on Munn Street he would have to apologize for that, the contractors had been shut down due to the weather.

The Mayor ask if they could clean a little of the mud over on Kerby because it was a bus stop for Galena Park Middle School and the kids could not get to the bus stop because of all the mud.

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Mr. Reed stated they would be out here on Saturday, he didn't know if the contractor would be working but they would get it cleared up as good as they could and he had also had words with the contractor working on the pipelines and he wasn't having much luck with them.

Ivan Rojas, Parks and Recreation, advised that tomorrow they would have the Food Bank at Town Center and on Saturday we would have the Halloween Pumpkin Fest, that it had been raining and they hoped that it would dry out but if we had to we would have it in the gym, we had done that before, he reminded everyone to bring their own supplies for decorating their pumpkins and there could be no knives and they would have the hayride.

Mayor Diaz stated that we needed to pray to have it outside, there was so much more participation.

Ivan went over a list of people that would be participating in the event.

Elizabeth Flores, Heritage Hall, advised that everything was going great at the center, that they continued to serve 45 to 50 seniors daily.

Jacinto City Library, Israel Savela, called attention to the free comic books that were on the table and discussed the programs that were going on at the library.

CITY MANAGER'S REPORT:

City Manager Squyres advised that we would be able to put up all our decorations and things now, that we had replaced our bucket truck so Kyle was well equipped for the season now.

Mayor Diaz advised there was No Unfinished Business.

NEW BUSINESS:

1. Council to change November 22nd Council Meeting to Tuesday, November 20th due to Thanksgiving Holidays.

A motion was made by Council Member Robinson and seconded by Council Member Rivas to change the November 22nd Council Meeting to Tuesday, November 20th due to Thanksgiving Holidays. Vote: 4 For 0 Against

2. Presentation by Charlene Heydinger, State CEO for the Pace Program.

City Manager Squyres advised that Ms. Haydinger was unable to be here to night but she sent her replacement, Marena , who made the following presentation and that most of the council had met Charlene at the TML Conference and were familiar with the program.

Marena thanked the Mayor and Council for the opportunity to be here, that she was a research analyst and a senior advisor to the Pace Program. She stated that as some of them already knew, the Texas Pace Program was a private non-profit that administers the free market Texas Pace Program across the State of Texas on behalf of local Governments.

She stated that PACE stood for property assessed clean energy and presented a slide show outlining the program (copy attached).

She stated that one of the questions that she gets is what is the risk to local government and there is no financial outlay that is required of the local government that does adopt the program, this program is funded completely in the private market and the Texas PACE Authority is funded through a user fee from the administrative cost, there is no risk to the local treasury or local officials, that House Bill 2654 took care of that.

Mayor Diaz ask if there were any questions.

Council Member Garcia stated that she definitely liked this program, she thought it was a win win and she especially liked the transparency portion, she understands that they oversee the program to insure that it follows all the requirements.

The representative stated that having that third party review was what they were most proud of.

Mayor Diaz stated that we also had someone here by the name of Gregg Stewart, who was a part of the program and ask if he would explain a little bit about what he would be doing.

The gentleman spoke from the audience and his comments were not picked up by the sound system.

City Manager Squyres stated that for the Mayor and Council's benefit, these gentlemen were associated with the Jacinto Towers, the property being discussed, and asked if he would come up to the podium and speak.

The gentleman stated they were talking about three towers, one in the 100 block, one in the 200 block and one in the 300 block and getting into that program, they were going to build on top of those buildings and explained what they planned to do and how many square feet they planned to add to the buildings and there would probably be four floors, plus landscaping, etc., he stated that he learned about the PACE Program and later on got the idea from a classmate of his and they thought this program would work and they wanted to bring technology, there was nothing here in this area, no new building, no tech building, no shopping mall, this would be good for the city and they were going to bring this kind of technology and went on to discuss what all they planned to do with this project. He discussed the revenue this would bring to the city and all of this was going to be available because of the PACE Program.

He provided the Mayor with a drawing of what they were proposing

and thanked them for the city's participation.

Council Member Robinson stated that he wanted to make sure he was reading this right, the city enforces the assessment lien the same as we would do the tax lien if they default and was advised that was correct, and then we authorized PACE or somebody to be the representative and we would have nobody at the table or in our city employment handling it and was advised that was also correct.

Council Member Robinson ask her if she thought that any time in the future this would go to residential houses.

She stated that she thought there was the potential, that one of the things that Texas did well on the commercial program before adopting it was taking a look at the other programs that were on the market, adopting the best practices that were available and then creating a program that was appropriate for the Texas market, she didn't think where the programs are right now in other parts of the country it is quite varied, she never says never so there is the potential that some day that could happen.

Council Member Robinson stated he was just curious, that we have a lot of old home out here.

City Manager Squyres stated that a couple of other things along these lines, he was thinking that we would be about the 6th but it looks like we are going to be about the 7th or 8th city in the State of Texas to adopt it, which for a small city our size is amazing and since the word got out that we were adopting it or considering adopting it, Economic Alliance has approached us, North Channel Chamber of Commerce has approached us because they want to get in on the same type of economic boom, that we were looking at probably a dozen of other properties in Jacinto City that would be a good candidate for this. He Stated there were some residences, anything that was at least five units qualified for it. He stated to look at some of the older apartment

Project in Jacinto city, that were really not in great condition and this has an opportunity for them to do major renovations so we could really reinvent the city in so many ways. He stated the property across the street from our city hall was mentioned a couple of weeks ago by Council Member Rivas and that was a good candidate for it and any of the shopping facilities up and down Market, etc.. He stated that what impressed him about it when he first heard about it, he was so used to grant programs and HUD programs and other Federal programs and this was none of those, the list of assurances is not there, this was a lean, mean lending machine we call it, you don't have to worry about all these Davis Bacon Act and all of these other things that are applied to any of the things we typically deal with so this was a very economical way of raising money to redo the city in many ways.

Council Member Rivas stated that he still had that concern he guessed that if you build it they will come and ask if this program had that, drawing others to come to the city to renovate these old buildings and set up shop here, has that been shown in the past.

Marena stated that a warehouse manufacturing facility that she went to in Navarro County they came out with 75 new jobs created and there were a couple of those in the City of Dallas across from city Hall where funds were made available and it is now a retail office and multi family where it had been empty for years so there a number of cases of that happening. She stated the program was fairly new, it had only been on the Texas market for five years.

Council Member Rivas asked if a VFW or American Legion would be able to apply for this and City Manager Squyres advised they would because they were a 501 C, not government owned, just like the church she mentioned that was eligible.

Council Member Rivas stated the two we had in this area could use some help, that would be good news for them.

There was a comment made by someone in the audience that was not

Picked up by the sound system.

Mayor Diaz thanked the PACE Representative for making the presentation.

City Manager Squyres stated that going forth from this meeting, with Council's permission, the next agenda item would be step two, passing the Resolution of Intent and following that if he has the Council's approval, we will put for a 5:30 Public Hearing, which is required by State Statue and back on the council agenda they would have the second Resolution which actually adopts the PACE Program.

3. Resolution 2018-7R of Intent to Establish a Jacinto City PACE Program

A motion was made by Council Member Garcia and seconded by Council Member Lee to approve Resolution 2018-7R, Intent to establish a Jacinto City PACE Program as read. Vote: 4 For 0 Against

4. Council to confirm Nathan R. Frazier as a Jacinto City Police Officer.

Chief Ayala made a recommendation that we hire Nathan Frazier as a Jacinto City Police Officer. He stated that Nathan Frazier was a resident of Houston, Harris County, Texas and a former Jacinto City Police Officer, he had served in this community for 7 ½ years and in Galena Park as a police reserve for 4 years and after working in the private sector he decided to return to Jacinto City and provide service for the residents of Jacinto City and he did have an Advance Certificate from the Texas Commission of Law Enforcement.

Mayor Diaz administered the Oath of Office to Officer Frazier and presented him with his badge.

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Mayor Diaz introduced Shannon Lopez, our Representative from Waste Management. Ms. Lopez stated that she was happy to be here and she just wanted to let them know that with Halloween being next Wednesday, they were going to try to get their trucks off the road by 4:00 p. m. so that was a big goal for safety in the neighborhood for trick or treaters and ask that they let residents know that they may come earlier than what they normally do just to get their trucks off the roads for safety reasons.

Mayor Diaz advised that we have a lot of trick or treaters in our city.

Ms. Lopez stated that she was hoping for nicer weather than we have been having.

She stated that she thought there was a little confusion about starting early so she made sure that the route managers and drivers knew that they didn't start in the city until 8:00 a.m. and they all had her business cards and any time they needed her to help reach out, they were happy to serve the city and any time there was a problem to please contact her.

Mayor Diaz thanked her for the treats.

Council Member Robinson stated he believe this was the first time they had eat out of a dumpster.

There were no comments from the public.

COUNCIL COMMENTS:

Council Member Rivas caution everyone that Halloween was coming up and to watch out for the little ones, that he would be out with a little one.

Mayor Diaz invited him to come by their house, they have a party, hotdogs, nachos, etc.

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Council Member Rivas ask Ivan what the movie was going to be, and welcomed Officer Frazier back.

Mayor Diaz advised that they hadn't picked it up yet.

Council Member Robinson thanked everybody for coming, welcomed Officer Frazier back and cautioned everyone to be safe and have a good weekend.

Council Member Lee thanked everyone for coming out, thanked them for the reports and they were excited about new developments in town and welcomed Officer Frazier back.

Council Member Garcia thanked everyone for coming out and hoped that they came back on November 20th because that was her birthday. She welcomed Office Frazier back on board and as he could see there had been a few changes since he left. She reminded everyone that the Pumpkin Fest was Saturday, to be sure and come out.

Mayor Diaz thanked Elizabeth for getting the Heritage Hall calendars back and hoped to see them every month.

Mayor Diaz adjourned the meeting at 7:00 p.m..

Respectfully submitted,



**Joyce Raines
City Secretary**