



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
TIRZ NO. 1 REGULAR BOARD OF DIRECTORS MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, March 8, 2022, 6:00 PM**

Notice is hereby given that a TIRZ No. 1 Regular Board of Directors Meeting of the Town of Horizon City, Texas will be held on **Tuesday, March 8, 2022 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

- 1. Call to order; Pledge of Allegiance; Establishment of Quorum**
- 2. Open Forum:**

CONSENT AGENDA

All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the TIRZ No. 1 Board of Directors requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the Board's vote to adopt the CONSENT AGENDA.

- 3. Approval of Minutes from:** **3**

Chairman/City Clerk
December 14, 2021 Regular TIRZ No. 1 Board Meeting.

- 4. Request to Excuse Absent TIRZ Board Members:**
REGULAR AGENDA

- 5. Discussion and Action:** **5**

Chairman/CIP Manager
On a resolution that the Tax Increment Reinvestment Zone #1 Board of Directors supports the Town of Horizon City's application to the U.S. Department of Transportation for RAISE Grants for planning and design funds for Horizon City's TOD infrastructure project.

- 6. Discussion and Action:** **17**

Chairman/CIP Manager
On a resolution that the Board Of Directors Of Reinvestment Zone Number One Town of Horizon City, Texas concurs with the February 8, 2022 action taken by the City Council of The Town Of Horizon City, Texas authorizing the Mayor to sign a Professional Services Agreement between the Town of Horizon City, Texas and Able City, LLC to provide architectural design standards for The Town of Horizon City's Transit Oriented Development's public and private development for a total estimated project amount of \$129,550.00.

- 7. Executive Session**

The TIRZ No. 1 Board of Directors of the Town of Horizon City reserve the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, 3/04/2022

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the TIRZ No. 1 Regular Board of Directors Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Friday, 3/04/2022 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

**MINUTES
AGENDA
PUBLIC MEETING
TIRZ NO. 1 REGULAR BOARD OF DIRECTORS MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, December 14, 2021, 6:00 PM**

Notice is hereby given that a TIRZ No. 1 Regular Board of Directors Meeting of the Town of Horizon City, Texas was held on **Tuesday, December 14, 2021 at 6:00 PM**, at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

1. Call to order; Pledge of Allegiance; Establishment of Quorum

Meeting called to order at 6:00 pm. Board Member Andy Renteria was absent. Quorum Established.

2. Open Forum:

No one signed up to speak.

CONSENT AGENDA

All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the TIRZ No. 1 Board of Directors requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the Board's vote to adopt the CONSENT AGENDA.

3. Approval of Minutes from:

August 4, 2021 TIRZ No. 1 Regular Board Meeting

4. Request to Excuse Absent TIRZ Board Members:

A motion was made by Board Member Duran and seconded by Board Member Miller to excuse absent Board Member Renteria and approve the remainder of the Consent Agenda. The CITY CLERK polled the Board: MILLER – Aye; QUIROZ – Aye; ORTEGA – Aye; RENTERIA – Absent; DURAN – Aye; PADILLA – Aye; CORRAL – Aye. Motion passed.

REGULAR AGENDA

5. Discussion and Action:

Chairman/CIP Manager

On Joint Resolution of the Town of Horizon City Council and the Board of Directors of Reinvestment Zone Number One Town of Horizon City establishing the interest-free loan advanced to the TIRZ Board covering operating expenses for FY 2021 - 2022; the TIRZ Boards repayment obligations and remedies in the event of default.

CIP Manager, Terry Quezada spoke regarding this item. Asst. City Atty, Terri Cullen informed the Board that the date on Item No. 3 on the Resolution should read February 28, 2026 and not February 31, 2026 as currently stated on the Resolution.

A motion was made by Board Member Miller and seconded by Board Member Duran to to approve the Joint Resolution of the Town of Horizon City Council and the Board of Directors of Reinvestment Zone Number One Town of Horizon City establishing the interest-free loan advanced to the TIRZ Board covering operating expenses for FY 2021 - 2022; the TIRZ Boards repayment obligations and remedies in the event of default

and accept date change from February 31, 2026 to February 28, 2026. The CITY CLERK polled the Board: MILLER – Aye; QUIROZ – Aye; ORTEGA – Aye; RENTERIA – Absent; DURAN – Aye; PADILLA – Aye; CORRAL – Aye. Motion passed.

6. **Executive Session**

The TIRZ No. 1 Board of Directors of the Town of Horizon City reserve the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

ADJOURNMENT

A motion was made by Board Member Duran and seconded by Board Member Corral to adjourn at 7:36 PM.

Approved this ____ day of _____, 20__.

Attest:

Elvia Schuller, City Clerk

Ruben Mendoza, Mayor



**TAX INCREMENT REINVESTMENT ZONE #1
BOARD**

**TOWN OF HORIZON CITY
MEMORANDUM**

Date: March 3, 2022

To: Honorable TIRZ Board of Directors

From: Teresa Quezada, CIP Manager *Teresa Quezada
3/3/2022*

SUBJECT: **Resolution in support of the Town's application for \$1,735,000 of RAISE grant planning funds for the planning and design of Horizon Transit Oriented Development infrastructure**

The attached resolution expresses the TIRZ Board of Directors' support for the submission of an application for RAISE grant planning funds for the planning and design of Horizon Transit Oriented Development (TOD) infrastructure to include Dilley and Delake Rds. and the Horizon Transit Plaza.

In the summer of 2021, the City applied for the FY 2021 grant cycle. This year, the City is once again applying for the FY 2022 funding cycle. Similarly to last year, the project application will go through a highly competitive selection process at the U.S. Department of Transportation.

The transportation projects are included in the Metropolitan Planning Organization's (MPO) draft planning documents. If selected at the federal level, the grant funding will be reflected on the MPO's planning documents and the City would enter into a Funding Agreement to establish the duties and responsibilities of the Town and the Department of Transportation to execute the project.

This resolution is intended to document the TIRZ Board of Directors' support. As a recommending body to the Council for the management of the property and affairs of the zone, the Board's support emphasizes the community's commitment to the grant application and overall TOD project.

As previously presented to the TIRZ board, staff is pursuing funding opportunities for key infrastructure improvements in the TOD to leverage the projected Tax Increment Reinvestment Zone (TIRZ) revenues. The RAISE Grant program is an opportunity to seek federal funding for the TOD program of work.

Staff recommends approval of the resolution and authorization to submit the project application.

RESOLUTION

WHEREAS, the U.S. Department of Transportation announced the availability of approximately \$75 million for planning and preconstruction activities through the FY 2022 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Transportation Discretionary Grant for transportation projects; and

WHEREAS, the RAISE Grant is designed to fund surface transportation projects which have significant local or regional impact, encourage partnerships and are selected based on demonstrated merit and alignment with selection criteria; and

WHEREAS, the City Council of the Town of Horizon City established a Tax Increment Reinvestment Zone (TIRZ) on December 8, 2021 to support the development of a Transit Oriented Development in the Town of Horizon City (“Horizon City”); and

WHEREAS, the Tax Increment Reinvestment Zone Board approved bylaws establishing the governance, and powers and purpose of the TIRZ Board on January 25, 2021; and

WHEREAS, the TIRZ Board provides recommendations to the City Council of Horizon City regarding the property and affairs of the zone, including recommendations regarding the execution of the Transit Oriented Development in Horizon City; and

WHEREAS, the development of a Transit Oriented Development in Horizon City meets the RAISE Grant merit criteria of safety, environmental sustainability, quality of life, economic competitiveness, state of good repair and partnerships as established in the RAISE Grant Program Guidelines; and

WHEREAS, the City Council of Horizon City intends to submit a RAISE Grant application for \$1,735,000.00 for the planning and design of the Horizon Transit Oriented Development infrastructure to include roadway and utility improvements on Dilley Drive and Delake Drive and the Horizon Transit Plaza.

NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT REINVESTMENT ZONE BOARD OF DIRECTORS OF HORIZON CITY, TEXAS THAT:

The Tax Increment Reinvestment Zone Board of Directors supports the Town of Horizon City’s application to the U.S. Department of Transportation for a RAISE Grant for planning and design funds for the Town of Horizon City’s Transit Oriented Development infrastructure project.

PASSED AND ADOPTED this _____ day of _____, 2022


Tax Increment Reinvestment Zone Board

Ruben Mendoza,
Chairman of the Board

ATTEST:

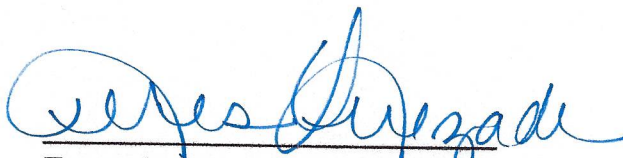
Elvia Schuller
Board Secretary

APPROVED AS TO FORM:



Theresa Cullen Cordova
Assistant City Attorney

APPROVED AS TO CONTENT:



Teresa Quezada
CIP Manager



Town of Horizon City
2022 RAISE Grant
Transit Oriented Development Infrastructure –
Phase 1
Planning Funds

Transit Oriented Development (TOD) Phase 1 Planning Funds for Design

Project	Estimated Project Costs
Dilley and Delake Drainage Infrastructure - Design	\$265,000
Dilley and Delake Street Infrastructure - Design	\$625,000
Dilley and Delake Water and Wastewater Infrastructure - Design	\$415,000
Transit Plaza and parking lot - Design	\$430,000
TOTALS	\$1,735,000

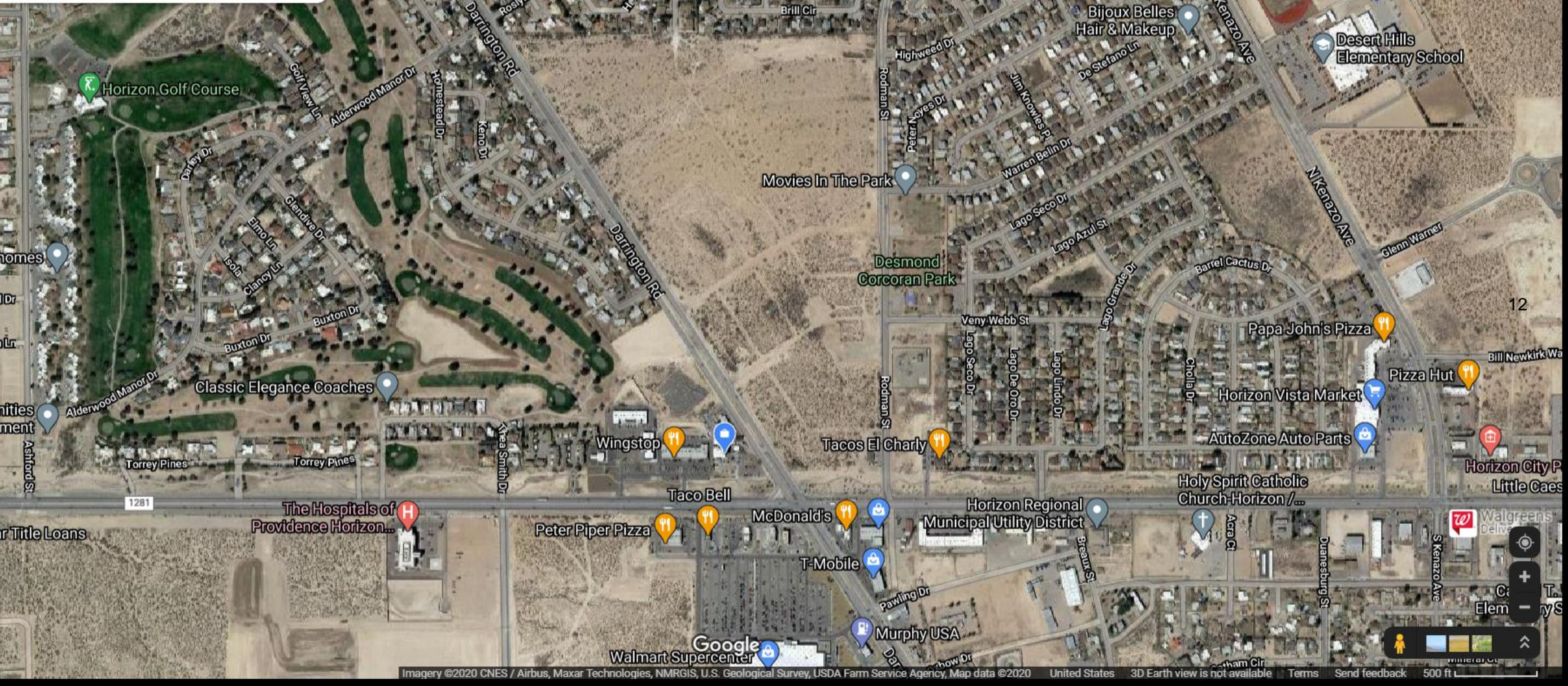
Project Alignment with Merit Criteria

- **Safety** – design with complete street principles
- **Environmental Sustainability** – encourage modal shift; design context-sensitive elements
- **Quality of Life** - mass transit will provide access to employment centers, health care, higher education and will connect east El Paso county communities

Project Alignment with Merit Criteria

- **Economic Competitiveness** – increases the economic productivity of an area that is entirely fallow
- **State of Good Repair** – the geographic center of the community will not develop
- **Partnerships**
 - County of El Paso
 - Horizon Regional Municipal Utility District
 - El Paso Community College
 - UTEP

TIRZ – Utilizing Vacant Land



Transit Oriented/Supported Development



Transit Oriented/Supported Development



Transit Oriented/Supported Development



From
**Shaping our Horizon:
2030 A
Comprehensive and
Strategic Plan**

15

Adopted by Horizon City
Council on February 11,
2020

Transit Oriented/Supported Development



16

From

Shaping our Horizon: 2030 A Comprehensive and Strategic Plan

Adopted by Horizon City Council on February 11, 2020



**TAX INCREMENT REINVESTMENT ZONE #1
BOARD**

MEMORANDUM

Date: March 3, 2022
To: Honorable TIRZ Board of Directors
From: Teresa Quezada, CIP Manager

*Teresa Quezada
3/3/2022*

SUBJECT: On a resolution that the Board Of Directors Of Reinvestment Zone Number One Town of Horizon City, Texas concurs with the February 8, 2022 action taken by the City Council of The Town Of Horizon City, Texas authorizing the Mayor to sign a Professional Services Agreement between the Town of Horizon City, Texas and Able City, LLC to provide architectural design standards for The Town of Horizon City's Transit Oriented Development's public and private development for a total estimated project amount of \$129,550.00.

On February 8, 2022, City Council approved a professional services agreement with Able City, LLC to provide architectural design standards to guide both private and public improvements within Horizon City's Transit Oriented development.

Since the improvements are with the TIRZ and the contract is being funded with the City's advance to the TIRZ board, staff is seeking the Board's concurrence for the Council action.

The Town received statements of qualifications from 3 firms, and after evaluation, the Selection Committee nominated Able City as the firm best qualified to provide the advertised scope of work. To develop a comprehensive set of design guidelines that will establish the character of Horizon's TOD, Able City will

- Assess existing conditions to include reviewing City plans, proposed public and private investments and existing building and zoning codes;
- Develop design and development standards;
- Develop improvement standards for public investments; and
- Identify and recommend desired land use changes that align with the plan's objectives.

The work effort, to include public involvement, is expected to take 9 months to complete and the agreement is for \$129,550. Upon Council's approval, the project start date is February 15, 2022.

Able City will conduct its first site visit and open house for public involvement the week of March 28, 2022. As more details are available, staff will notify the TIRZ Board and the public so they can attend the first opportunity for public input.

Staff recommends approval

Attachments: Resolution

RESOLUTION

WHEREAS, the Town of Horizon City (“City”) issued a Request for Qualifications, RFQ No. CIP 2021-003, for Professional Services for the Creation of Architectural Design Standards for the Town of Horizon City’s Transit Oriented Development; and

WHEREAS, Able City, LLC submitted its Statement of Qualifications in response to such RFQ and is a qualified architect/engineering firm and was selected through the City's approved Architect and Engineering (A/E) Selection Process, in accordance with all applicable state and local laws and ordinances; and

WHEREAS, on February 8, 2022, the City Council of the Town of Horizon City, Texas authorized the Mayor to sign a Professional Services Agreement between the Town of Horizon City, Texas and Able City, LLC to provide architectural design standards for the Town of Horizon City’s Transit Oriented Development; and

WHEREAS, the Board of Directors of Reinvestment Zone Number One Town of Horizon City supports the establishment of architectural design standards for the Town of Horizon City’s Transit Oriented Development,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE TOWN OF HORIZON CITY, TEXAS:

That the Board of Directors of Reinvestment Zone Number One Town of Horizon City, Texas concurs with the February 8, 2022 action taken by the City Council of the Town of Horizon City, Texas authorizing the Mayor to sign a Professional Services Agreement between the Town of Horizon City, Texas and Able City, LLC to provide architectural design standards for the Town of Horizon City’s Transit Oriented Development’s public and private development for a total estimated project amount of \$129,550.00.

Passed and adopted this ____ day of _____, 2022.

**Reinvestment Zone Number
One Town of Horizon City**

By: _____
Ruben Mendoza, Chairperson

ATTEST:

Secretary

APPROVED AS TO FORM:

Theresa Cullen Cordova

Theresa Cullen Cordova
Assistant City Attorney

APPROVED AS TO CONTENT:

Michelle Garcia

Michelle Garcia, AICP, CNU-A
Planning Director