

City of Leon Valley 2012 Bond Program Oversight Committee Meeting July 24, 2013

Chairman Pedro Esquivel called the 2012 Bond Program Oversight Committee Meeting to order at 5:30 pm. Chairperson Esquivel and Committee members Al Uvietta, Mike Davis Jr., Olen Yarnell, Kathy Hill, and Frank Zavala were present. Christopher Gover was absent.

Councilman Jack Dean, Councilman Abraham Diaz, City Manager Manuel Longoria Jr., Interim Fire Chief, Police Chief Wallace, and Special Projects Manager/Interim Public Works Director Melinda Smith were also present.

A quorum was present.

Approval of Minutes

Chairman Esquivel asked for approval of the minutes from the June 27, 2013 meeting. Committee Member Uvietta made a motion to approve the minutes and Committee Member Yarnell seconded the motion but also asked for a clarification on an item on page three.

Committee Member Yarnell advised that he did not intend for his statement to mean building a safe location for the entire community, just all staff members. Chairperson Esquivel recalled that initially the conversation was for the community and then after discussion it was decided the City Manager would look into building a safe location for City staff.

Chairperson Esquivel asked for a vote and this motion passed unanimously.

Project Status Report

Chairman Esquivel introduced the City Manager, Manuel Longoria Jr. who gave reports on four topics associated with our project.

1. Construction Manager at Risk – Bartlett Cocke

Mr. Longoria Jr. advised that the contract had been approved and there was already dialogue with Bartlett Cocke representatives.

2. BOC Vacancy

Mr. Longoria Jr. advised that Christopher Gover has missed several consecutive meetings of the Committee. The Charter states that missing two meetings results in the removal from the Bond Oversight Committee. Mr Longoria Jr. advised that the recruitment of a new member will proceed, while following the regular City process.

3. Fire Station Lots

Mr. Longoria Jr. briefed the Committee on the status of the purchase of the lots for the Fire Station. Mr. Longoria Jr. advised that the County has accepted the offer of \$57,000 for the five lots in question. The next step will be to complete a purchase transaction agreement with Bexar County and have this approved by the Commissioners Court and City Council.

Committee Member Mike Davis Jr. asked if the City was paying \$57,000 for lots that were going to be given to the City. The City Manager explained that the lots were going to be transferred to the City of Leon Valley in 2016 and that the project could not be delayed to that time.

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Committee Member Olen Yarnell asked about the comment made by the County Commissioner about not wanting to make a profit off the sale of the lots and if that had been taken into consideration by the County. The City Manager explained that the Commissioner would have the opportunity to address this when the item appears on their agenda but did say that the County Commissioner has told our Mayor he thought this was a fair price.

4. Work Plan and Schedule

The City Manager quickly went over the work plan and schedule and highlighted the phases which need to happen before ground breaking, with is currently estimated to be in January of 2014

Project Facility Programming and Preliminary Schematic Design

Chairman Esquivel recognized Mickey Conrad who gave a design review presentation on the project.

Mr. Conrad's presentation included the floor and preliminary designs of the Fire Department. After briefing the Committee on these features Committee Member Uvietta questioned the location of the emergency generator. Mr. Conrad pointed out the location and also advised the generator currently at City Hall was going to be moved to the new Fire Department. Chairperson Esquivel inquired about where the communications were going to be located and this was pointed out by Mr. Conrad on the floor plan.

Mr. Conrad then presented the floor plans and preliminary designs of the City Municipal and Police Facility. After this presentation of the Police Facility, Committee Member Yarnell inquired about the room, similar to the one in Boerne, where the Police Officers could interview victims. It was explained by both Mr. Conrad and the City Manager that the two conference rooms near the entry would be available for that purpose, along with many other uses. Committee Member Yarnell also asked about storage above the facility and Mr. Conrad described the area he is planning for records storage.

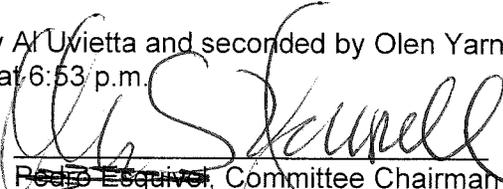
After the presentation of the floor plans and preliminary designs of the City Municipal facility the committee had a discussion about solar power, and the use of this technology on this facility. The City Manager advised that CPS was going to give us solar credits without Leon Valley investing into the infrastructure.

A discussion also took place about the roof slope and the Committee was briefed on the different types of roofs and were advised that this roof would be have a slight slope in order to assist with drainage.

The City Manager briefed the Committee on the fact that the costs for construction are rising and this may affect the bottom line of our project.

Adjourn

Hearing no further business a motion was made by Al Uvietta and seconded by Olen Yarnell to adjourn the meeting. The meeting was adjourned at 6:53 p.m.


~~Pedro Esquivel~~, Committee Chairman