

**MINUTES OF PROCEEDINGS
CITY COMMISSION
Tuesday, June 22, 2010**

Be it known that the City of La Feria City Commission met in regular session on **Tuesday, June 22, 2010, at 6:30 P.M.** in the City Commission Meeting Room, 115 E. Commercial Avenue, La Feria, Texas 78559. The purpose of said meeting was to consider and take action on those items of City Business as was duly posted by agenda in accordance with State Open Meetings Law. The following City Commission members were present at said meeting.

Mr. Steve Brewer	Mayor
Ms. Lori Weaver	City Commissioner/Mayor Pro Tem
Mr. John Edward Betancourt	City Commissioner
Mr. John Hernandez	City Commissioner
Mr. Victor Gonzalez, Jr.	City Commissioner
Ms. Angelica P. Baldivia	City Commissioner

The following staff members were present.

Mr. Sunny K. Philip	City Manager
Mr. Miguel D. Wise	City Attorney
Ms. Irene Szedlmayer	Planning and Community Dev. Dir.
Ms. Maria Chavero	Finance Director
Ms. Olga Oberwetter	City Secretary

A copy of the signature roster of all others present is attached as a part of the minutes hereof.

At 6:30 P.M., Mayor Steve Brewer asked Commissioner John Hernandez to give the invocation. After the invocation, Mayor Brewer led everyone present in reciting the Pledge of Allegiance to the Flag of the United States of America. He then declared that a quorum of the City Commission was present and called the meeting to order.

**REVIEW AND TAKE ACTION TO APPROVE MINUTES OF PROCEEDINGS
OF THE REGULAR MEETING OF THE CITY COMMISSION HELD ON
TUESDAY, JUNE 8, 2010**

After review of the minutes, Commissioner John Hernandez moved to approve the minutes of proceedings of the regular meeting of the City Commission held on Tuesday, June 8, 2010. Commissioner Lori Weaver seconded the motion, and the motion carried by unanimous vote of the City Commission.

**REVIEW AND TAKE ACTION TO CONFIRM THE MINUTES OF
PROCEEDINGS OF THE PREVIOUS SPECIAL MEETING OF THE LA FERIA
INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) HELD ON
THURSDAY, APRIL 22, 2010**

After review of the minutes, Commissioner Lori Weaver moved to approve the minutes of proceedings of the special meeting of the La Feria Industrial Development Corporation

(LFIDC) held on Thursday, April 22, 2010. Commissioner Angelica P. Baldivia seconded the motion, and the motion carried by unanimous vote of the City Commission.

REVIEW AND TAKE ACTION TO CONFIRM THE MINUTES OF PROCEEDINGS OF THE PREVIOUS REGULAR MEETING OF THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) HELD ON THURSDAY, MAY 6, 2010

After review of the minutes, Commissioner Lori Weaver moved to approve the minutes of proceedings of the regular meeting of the La FERIA Industrial Development Corporation (LFIDC) held on Thursday, May 6, 2010. Commissioner John Hernandez seconded the motion, and the motion carried by unanimous vote of the City Commission.

WORKSHOP AND PRESENTATION BY BUXTON ON RETAIL BUSINESS DEVELOPMENT STRATEGY FOR THE COMMUNITY OF LA FERIA

Chas Stoker, Territory Business Manager with Buxton Company, presented a PowerPoint presentation regarding the retail business development strategy that was developed for the City of La FERIA. This was a project that matched businesses to the community profile and recommended which businesses would be a better match. The study was based on a 10-minute drive time with a center point of Highway 83 and Rabb Road. Fifty or sixty retailers were identified as good matches for La FERIA. The City selected 20 retailers for which Buxton sent letters of introduction and which will be followed up by the City in an effort to get some new businesses to locate in La FERIA. A healthcare segment was included in this study with a seven-mile radius. Mayor Brewer thanked Mr. Stoker for his presentation.

REVIEW BID TABULATION AND AWARD CONTRACT TO THE LOWEST AND MOST QUALIFIED RESPONSIBLE BIDDER FOR THE CONSTRUCTION OF THREE SINGLE FAMILY HOMES AND ONE DUPLEX THROUGH FUNDING FROM THE NEIGHBORHOOD STABILIZATION PROGRAM

City Manager Sunny K. Philip reviewed the bid tabulation which showed that only two bids were received for this project. They were as follows:

Bidder	Base Bid Plan A (3 homes)	Base Bid Plan D (1 duplex)	Alt. 1 Foam Insulation	Alt. 2 1 Add'l Restroom	Alt. 3 Concrete Drive	Alt. 4 Sod Grass	Total Bid Amount
H & J Ventures	\$68,000.00		\$ 800.00	\$1,800.00	\$ 900.00	\$1,000.00	\$ 72,500.00
		\$115,000.00	\$2,100.00	\$1,800.00	\$ 900.00	\$1,000.00	\$120,800.00
Com Tech Group	\$75,079.00		\$ 800.00	\$ 850.00	\$1,100.00	\$ 895.00	\$ 78,724.00
		\$143,600.00	\$ 800.00	\$ 850.00	\$1,100.00	\$ 895.00	\$147,245.00

Commissioner John Betancourt moved to award the contract to the low bidder H & J Ventures for the three homes and one duplex with alternates 1, 2, and 3 in the total amount of \$337,000.00 contingent on the contractor's ability to provide the appropriate bond and insurance. Commissioner Victor Gonzalez, Jr. seconded the motion, and the motion carried by unanimous vote of the City Commission.

CONSIDER AND TAKE ACTION TO APPROVE OR DENY RESOLUTION DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING THE

**SALE OF SURPLUS PROPERTY IN ACCORDANCE WITH PUBLIC
PROPERTY SALE PROCEDURES**

City Manager Sunny K. Philip explained the various lists of equipment that need to be declared as surplus equipment in order to be auctioned. Commissioner Lori Weaver moved to read the resolution by caption only, in lieu of reading it in its entirety. Commissioner John Hernandez seconded the motion, and the motion carried by unanimous vote of the City Commission. City Attorney Miguel D. Wise read the caption of Resolution 2010-20. After reading of the caption, Commissioner Lori Weaver moved to approve resolution 2010-20 declaring certain property as surplus and authorizing the sale of surplus property in accordance with public property sale procedures. Commissioner John Betancourt seconded the motion, and the motion carried by unanimous vote of the City Commission.

**CONSIDER AND TAKE ACTION TO APPROVE OR DENY RESOLUTION
AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE TEXAS
WATER DEVELOPMENT BOARD FOR FUNDING THROUGH THE FLOOD
MITIGATION ASSISTANCE PROGRAM**

City Manager Sunny K. Philip explained that the City Commission approved a similar resolution at the last meeting; however, it needed some amending so this is the new resolution. Commissioner John Betancourt moved to read the resolution by caption only, in lieu of reading it in its entirety. Commissioner Angelica P. Baldivia seconded the motion, and the motion carried by unanimous vote of the City Commission. City Attorney Miguel D. Wise read the caption of Resolution 2010-21. After reading of the caption, Commissioner John Betancourt moved to approve resolution 2010-21 authorizing the submission of an application to the Texas Water Development Board for funding through the Flood Mitigation Assistance Program. Commissioner John Hernandez seconded the motion, and the motion carried by unanimous vote of the City Commission.

MONTHLY FINANCIAL REPORTS FOR THE MONTH OF MAY 2010

Finance Director Ms. Maria Chavero reviewed the monthly financial reports for the month of May 2010. She reviewed the revenues and expenditures, the City and Component Unit's Investment Report, Analysis of Current Year Tax Collection Report and the Analysis of Delinquent Tax Collection. After review, Mayor Brewer announced that the reports would be filed for audit.

**EXECUTIVE (CLOSED) SESSION PURSUANT TO THE PROVISIONS OF THE
OPEN MEETINGS LAW CHAPTER 551, GOVERNMENT CODE, VERNON'S
TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY
CONTAINED IN SECTION 551.072 TO DISCUSS PROPOSED PURCHASE/
SALE OF REAL ESTATE BY THE LA FERIA INDUSTRIAL DEVELOPMENT
CORPORATION/ CITY OF LA FERIA; AND SECTION 551.087 TO DISCUSS
ECONOMIC DEVELOPMENT NEGOTIATIONS**

Mayor Steve Brewer declared that no Executive (Closed) Session would be needed. Commissioner Lori Weaver moved to table this item. Commissioner John Betancourt seconded the motion, and the motion carried by unanimous vote of the City Commission.

**CONSIDER AND TAKE ACTION DEEMED NECESSARY AS THE RESULT OF
EXECUTIVE (CLOSED) SESSION DELIBERATIONS**

Commissioner Lori Weaver moved to table this item. Commissioner John Betancourt seconded the motion, and the motion carried by unanimous vote of the City Commission.

CONSIDER AND TAKE ACTION TO CONFIRM THE LFIDC ACTION CONFIRMING THE LEASE AGREEMENT BETWEEN THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) AND JUNCTION THERAPY CENTER, A NEW BUSINESS IN LA FERIA THAT WILL BE LOCATED ON EAST FIRST STREET, NEXT TO INNOVATIVE BLOCK

Commissioner Lori Weaver moved to confirm the LFIDC action confirming the lease agreement between the La Feria Industrial Development Corporation (LFIDC) and Junction Therapy Center, a new business in La Feria that will be located on East First Street, next to Innovative Block. Commissioner John Betancourt seconded the motion, and the motion carried by unanimous vote of the City Commission.

CONSIDER AND TAKE ACTION TO CONFIRM THE LFIDC ACTION CONFIRMING THE CONTRACT WITH JIMMY CLOSNER & SONS CONSTRUCTION CO., INC. FOR PARKING LOT IMPROVEMENTS AT THE OLD GRAIN ELEVATOR PROPERTY TO ACCOMMODATE A NEW BUSINESS IN LA FERIA, JUNCTION THERAPY CENTER

Commissioner Victor Gonzalez, Jr. moved to confirm the LFIDC action confirming the contract with Jimmy Closner & Sons Construction Co., Inc. for parking lot improvements at the old grain elevator property to accommodate a new business in La Feria, Junction Therapy Center. Commissioner Lori Weaver seconded the motion, and the motion carried by unanimous vote of the City Commission.

CONSIDER AND TAKE ACTION TO CONFIRM THE LFIDC ACTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE THE LEASE AGREEMENT BETWEEN THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION (LFIDC) AND CAMERON COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES WIC PROGRAM

Commissioner Angelica P. Baldivia moved to confirm the LFIDC action authorizing the Executive Director to negotiate the lease agreement between the La Feria Industrial Development Corporation (LFIDC) and Cameron County Department of Health and Human Services WIC Program. Commissioner John Betancourt seconded the motion, and the motion carried by unanimous vote of the City Commission.

REPORTS BY STAFF

- **Ground Breaking Ceremony for Little Lighthouse Children's Rehab Project**
- **Water and Wastewater Improvement Projects and funding requests**
- **Flood Protection Planning Study**

City Manager Sunny K. Philip reported on the following:

- The Ground Breaking Ceremony for the Little Lighthouse Children's Rehab Project is scheduled for June 30, 2010 at 10:00 a.m.
- The Water and Wastewater Improvements Projects – will begin demolition of the existing filter soon.
- The Flood Protection Planning Study – the group has met periodically; there will be a meeting tomorrow at noon and a public hearing at 6:30 p.m.
- The City held a pre-bid conference yesterday, June 21, 2010, on the Street Paving Project funded through Disaster Recovery Funds.

PUBLIC COMMENTS

Mayor Steve Brewer declared the public comments session open. No one signed up to speak before the Commission, so Mayor Brewer declared the public comment session closed.

ACTION FOR ADJOURNMENT

There being no further business to conduct, Commissioner Angelica P. Baldivia moved to adjourn the meeting. Commissioner Lori Weaver seconded the motion, and the motion carried by unanimous vote of the City Commission.

ADJOURNMENT


Mayor Steve Brewer adjourned the meeting at 7:30 P.M.

APPROVED:




Steve Brewer, Mayor

ATTEST:


Olga Oberwetter, City Secretary

These minutes were prepared and filed with the City of La Feria at 4:00 P.M. on July 10, 2010, as official record.


Olga Oberwetter, City Secretary



CITY COMMISSION REGULAR MEETING

AT THE

CITY COMMISSION MEETING ROOM

TUESDAY, JUNE 22, 2010, AT 6:30 PM

WELCOME

PLEASE SIGN IN

	<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>HOME/WORK PHONE NO.</u>
1	Chas Stoker	Fort Worth	Buxton
2	MBWMSH		
3	Infected	201 W 6th Street	200-3527
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			