

**MINUTES OF PROCEEDINGS
CITY COMMISSION
Tuesday, August 28, 2012**

Be it known that the City of La Feria City Commission met in regular session on **Tuesday, August 28, 2012, 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. Richard S. Talbert	City Attorney
Ms. Irene Szedlmayer	Planning and Community Dev. Dir.
Ms. Maria Chavero	Finance Director
Ms. Paula Rodriguez	Capital Projects Coordinator
Ms. Olga Oberwetter	City Secretary
Ms. Kin Mendoza	Accountant

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

At 6:33 P.M., Mayor Steve Brewer gave the invocation and asked for a moment of silence for the passing of Mr. Arturo Martinez on August 15, 2012, a longtime City Commissioner who also served his community on other boards and organizations. 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, AUGUST 14, 2012**

After review of the minutes, Commissioner John Betancourt moved to approve the minutes of proceedings of the regular meeting of the City Commission held on Tuesday, August 14, 2012. Commissioner John Hernandez seconded the motion, and the motion carried by unanimous vote of the City Commission.

**FIRST PUBLIC HEARING ON PROPOSED TAX INCREASE TO RECEIVE
INPUT FROM THE PUBLIC REGARDING A PROPOSAL TO INCREASE
TOTAL TAX REVENUE FROM PROPERTIES ON THE TAX ROLL IN THE**

PRECEDING TAX YEAR BY 3.299857 PERCENT (PERCENTAGE BY WHICH PROPOSED TAX RATE EXCEEDS LOWER OF ROLLBACK TAX RATE OR EFFECTIVE TAX RATE CALCULATED UNDER CHAPTER 26, TAX CODE)

City Manager Sunny K. Philip reviewed that at the workshop of the last City Commission meeting, since staff did not have any numbers ready, the City Commission, on staff's recommendation, had proposed a tax rate of \$0.72/\$100 for the tax year of 2012. The fact that the proposed rate of \$0.72/\$100 was higher than the effective tax rate of \$0.6970/\$100 required two public hearings and this was the first of the two public hearings that need to be held. The next public hearing will have to be held on Tuesday, September 4, 2012 at 6:30 P.M. during a special City Commission meeting, with a final vote on the budget during the regular City Commission meeting on September 11, 2012. Mayor Steve Brewer declared the public hearing open at 7:36 P.M. Mr. Philip said the actual tax rate for 2011 was \$0.7000/\$100 and if the Commission decided to go with this year's effective tax rate of \$0.6970/\$100, it would reduce the total revenue to the City by \$4,609. If the rate was approved at \$0.71/\$100, it would bring in additional revenue of \$19,971. If the rate was approved at \$0.72/\$100, it would bring in additional revenue of \$35,333. Mr. Philip said this is a public hearing only and there is no action needed on the budget tonight; the vote will be on the September 11th meeting. Mayor Brewer requested that a comparison listing the effect of the rates on a home be brought to the next public hearing so that the public can see the impact each rate has on the average home. Mr. Philip said it was presented at the last meeting, but it would be brought to the next meeting as well. He then added that staff always takes a look at what is in the best interest of the community, and that even though there is no one in the audience for this public hearing, it is not because they are not aware of the public hearing, but rather a vote of confidence and trust in the judgement that will be made on the budget. There being no further comments, Mayor Steve Brewer declared the public hearing closed at 6:42 P.M.

BUDGET WORKSHOP FOR THE CITY OF LA FERIA GENERAL FUND FOR FISCAL YEAR 2012-2013

Mayor Steve Brewer said he just wanted to say that as elected officials they need to be sensitive that the water and wastewater rates might be increasing and that there might be other increases as well. He said that a small increase in the tax rate would be something that the citizens of La FERIA might be able to understand, but that the City needs to look at all options. City Manager Sunny K. Philip highlighted some of the new items such as the La FERIA Recreation Center. He said the proposed budget for the recreation program is \$100,000.00 and that the La FERIA Independent School District has agreed to pay \$50,000.00. That still needs to go before the School Board for approval. The City's budget was done taking the \$50,000.00 into account. Mr. Philip said that included in the budget is one full time person and two part-time employees. Mr. Philip said the remainder of the money needed for operations would need to be raised through fundraisers and usage fees. He added that the Recreation Center would be a place where students who need to fulfill their community service hours could volunteer and get credit for the time they spend volunteering at the Recreation Center. Mr. Philip then reviewed the Youth Recreation Programs, which included the NFL Flag Football, the Youth Basketball Program, the Pony Baseball/Softball Program, and the Summer Youth Program. Mr. Philip reviewed the number of players, the number of coaches and assistant coaches, the number of teams, and the number of sponsors. The number of sponsors was way below the number of teams, and Mr. Philip said this is one area where improvement is needed. The sponsors to team ratio should be one-to-one. All four youth programs were in the "red" and were subsidized by the City as follows: NFL Flag

Football, \$1,639.00; Youth Basketball, \$1,404.68; Pony Baseball/Softball Program, \$6,194.43 and the Summer Youth Program including the swimming pool, \$65,346.14. Mayor Steve Brewer said the City needed to go out and get more sponsors. Mr. Philip said that the programs were set up to minimize the loss, because the typical recreation programs will never break even, but with additional sponsorship, the loss could be cut in half. He added that there are no other provisions for additional employees included in the budget, but there is an increase of 3% across the board for all employees. Mr. Philip said that there are two or three areas where staff was able to bring outside dollars to balance the budget, and one of them was the drainage project which had some money allocated for administration; \$50,000 for administration from the Neighborhood Stabilization Program; and also \$100,000 designated for operational expenses from the 5 million dollars worth of capital improvements to be done. He added that this is a balanced budget, but it is possible only because the City does not have the luxury to add any additional staff.

MONTHLY FINANCIAL REPORTS FOR THE MONTH OF JULY 2012

- **REVENUE AND EXPENDITURE REPORT**
- **PERFORMANCE INDICATORS**
- **INVESTMENT REPORT**
- **TAX COLLECTION REPORT**

Mayor Steve Brewer inquired of the Commission if they had any questions concerning the financial reports. There were no questions, so Mayor Brewer thanked Finance Director Ms. Maria Chavero for the reports and announced that these reports would be filed for audit.

REPORTS BY STAFF AND DISCUSSION WITH CITY COMMISSION

- **Indoor Recreation Facility Construction Progress**
- **Water and Wastewater Systems Improvements Project**
- **Status of Drainage Improvements Project**
- **Status of Fire Station and Fire Substation Project**
- **Status of City Hall Expansion Project**
- **Status of Library Expansion Project**
- **Status of Solar Panel Projects for Water Treatment plant and Wastewater Treatment Plant**
- **Report on City of La Feria Shelters**

City Manager Sunny K. Philip reported on the following.

- Indoor Recreation Facility Construction Progress – The contractor is finishing up and they will do their own punch list. The Architect will schedule a walk through soon after. Mayor Brewer requested a tour of the building before the facility is open to the public. Maybe the Commission can take a recess at the next City Commission Meeting and tour the facility.
- Water and Wastewater Systems Improvements Project – Making good progress in the design. The City will hold a public hearing on September 11 for input on TxCDBG applications, which one application may be for replacing the electrical system in the water plant which was installed in 1983 or an ultra violet treatment system. The City is working with the County and they may be able to apply under the TxCDBG for one project for \$250,000 for sewer lines for the Alto Real colonia in the Bixby Road area. Also, the County might be about to allocate their colonia funding for street improvements in La Feria Gardens.

- The Drainage Improvement Project – Making progress. Staff is meeting every month.
- Fire Station and Substation – The architects are working on the design. The full set of plans should be ready within the next three weeks.
- City Hall Expansion – The contractor is moving along good.
- Library Expansion Project – The loan was scheduled to close on September 6, 2012, but the Mayor and City Manager will be out of town, so staff is working on getting a reschedule of the closing. Meanwhile, the groundbreaking ceremony is set for September 14, 2012 at 10:00 A.M.
- Solar Panel Projects – The project is a 2.6 million dollar project and most of it is funded from grants. The remaining amount is funded through the bond sale. Staff asked for ground cover so that there would be no need to mow around the structures.
- City of La Feria Shelters – The City has not received the contracts yet. Since the procurement process for these shelters is very unique, staff will be bringing an ordinance before the City Commission to address the process. There is a 25% match to these two grants.

CONSIDER AND TAKE POSSIBLE ACTION ON ATTENDANCE STATUS OF MAYOR AND/OR COMMISSIONERS

All elected officials were present, so there was no action needed on this item.

PUBLIC COMMENTS

Mayor Steve Brewer declared the public comments session open. There was no one present 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 John Hernandez seconded the motion, and the motion carried by unanimous vote of the City Commission.

ADJOURNMENT

Mayor Steve Brewer adjourned the meeting at 7:19 P.M.

APPROVED:



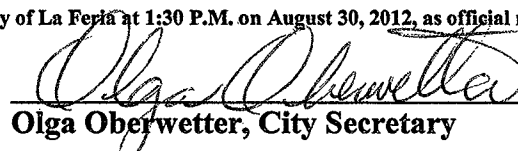
Steve Brewer, Mayor

ATTEST:



Olga Oberwetter, City Secretary

These minutes were prepared and filed with the City of La Feria at 1:30 P.M. on August 30, 2012, as official record.



Olga Oberwetter, City Secretary

CITY COMMISSION REGULAR MEETING
AT THE
CITY COMMISSION MEETING ROOM
TUESDAY, AUGUST 28, 2012, AT 6:30 PM

WELCOME
PLEASE SIGN IN

	<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>HOME/WORK PHONE NO.</u>
1	Julie Cavazos		357 2948
2	Betty Jo Dunlap		797-2561 work
3	Liana Brewer		
4	Velva Betancourt		793-2839
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