

**MINUTES OF PROCEEDINGS
CITY COMMISSION
Tuesday, October 28, 2014**

Be it known that the City of La Feria City Commission met in regular session on **Tuesday, October 28, 2014, 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. Victor Gonzalez, Jr.	Mayor
Mr. John Edward Betancourt	City Commissioner
Mr. John Hernandez	City Commissioner
Ms. Olga H. Maldonado	City Commissioner
Mr. Julian Guevara, Jr.	City Commissioner

Absent: Ms. Esmeralda Lozano City Commissioner/Mayor Pro Tem

The following staff members were present.

Mr. Sunny K. Philip	City Manager
Mr. Richard S. Talbert	City Attorney
Ms. Maria Chavero	Finance Director
Ms. Paula Rodriguez	Planning and Community Dev. Dir.
Ms. Esmeralda Sanchez	Capital Projects Coordinator
Ms. Olga Oberwetter	City Secretary
Mr. Alfonso Gonzalez	Sigler, Winston, Greenwood, & Associates

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 Victor Gonzalez, Jr. asked Commissioner Olga H. Maldonado to give the invocation. After the invocation, Mayor Victor Gonzalez, Jr. 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.

PUBLIC COMMENTS

Mayor Victor Gonzalez, Jr. declared the public comments session open and acknowledged Ms. Candace Guillen. Ms. Guillen introduced herself as Treasurer of the Band Booster Club and introduced Ms. Susie Perez, Vice President, and Martha Hockaday, Secretary, of the Band Booster Club. Ms. Guillen thanked the City Commission for the wonderful welcome back that the band members received on Sunday morning at 2:30 A.M. as they returned from the Calallen area competition. They were

welcomed by the Police and Fire Department sirens as the students will be going to the State level next week, and the students were very pleased. Ms. Guillen also thanked the City for displaying the band banner on the City's banner post which she said was arranged by Mr. Ben Guerrero. And she also thanked the City for donating some fruit for the band's upcoming trip, as they strive to provide healthy foods for their students. Ms. Guillen said they will be decorating Main Street with the colors that the band members wear and asked for the City's help in encouraging businesses to post posters supporting the band. City Manager Mr. Sunny K. Philip said the private businesses have the option to do that and that they don't need permission from the City. Ms. Guillen, Ms. Perez, and Ms. Hockaday also shared other details of the performance and encouraged everyone to support the band and to be at the school as they return from competition whether or not they place in the finals. Mayor Gonzalez said the City would provide the same welcome on their return on Tuesday afternoon and that he would ask Mayor Pro Tem Esmeralda Lozano to contact the band director to coordinate a date for recognition of the band director and the band's accomplishment. Mayor Gonzalez thanked the ladies for their comments. No one else signed up to speak before the City Commission, so Mayor Gonzalez declared the public comment session closed.

REVIEW AND TAKE ACTION TO APPROVE THE MINUTES OF PROCEEDINGS OF THE REGULAR MEETING OF THE CITY COMMISSION HELD ON TUESDAY, OCTOBER 14, 2014

After review of the minutes, Commissioner Olga H. Maldonado moved to approve the minutes of proceedings of the regular meeting of the City Commission held on Tuesday, October 14, 2014. Commissioner Julian Guevara, Jr. seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.

At this point in the meeting, **Mayor Victor Gonzalez, Jr. announced that the City Commission would go into Executive Session for consultation with the City Attorney to discuss the next item on the agenda, Item #6 "Second Public Hearing on Annexation...." as well as Item #12, "Discussion and possible action on consideration of the creation of a City of La Feria Annexation Committee...."**

Mayor Victor Gonzalez, Jr. declared the meeting in executive session at 6:44 P.M. After executive session, Mayor Victor Gonzalez, Jr. declared the meeting back in open session at 7:29 P.M. Mayor Victor Gonzalez, Jr. announced that there would be no public hearing on annexation (Item #6) and that the Item #12 would be discussed when that item came up for consideration on the agenda.

SECOND PUBLIC HEARING ON ANNEXATION TO RECEIVE INPUT ON THE CITY OF LA FERIA'S ANNEXATION PROCEEDINGS TO ENLARGE AND EXTEND THE BOUNDARY LIMITS OF THE CITY OF LA FERIA TO INCLUDE THE FOLLOWING DESCRIBED TERRITORY TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF US HIGHWAY 281 AND THE WEST RIGHT-OF-WAY OF THE LA FERIA IRRIGATION DISTRICT NO. 3 MAIN CANAL; THEN NORTHWEST ALONG THE SOUTH RIGHT-OF-WAY OF US HIGHWAY 281 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF US HIGHWAY 281 AND THE EAST RIGHT-OF-WAY OF RIVER DRIVE; THEN SOUTH ALONG THE EAST RIGHT-OF-WAY OF RIVER DRIVE TO THE NORTH BANK OF THE RIO GRANDE RIVER;

THEN SOUTHEAST ALONG THE NORTH BANK OF THE RIO GRANDE RIVER TO A POINT ON THE NORTH BANK OF THE RIO GRANDE RIVER AND THE SOUTHWEST CORNER OF THE BLOCK LINE BETWEEN TRACT R AND TRACT S; THEN NORTH ALONG THE BLOCK LINE BETWEEN TRACT R AND TRACT S TO THE POINT OF BEGINNING, WHICH AREA CONSISTS OF 995.24 ACRES

This public hearing was not held.

PUBLIC HEARING TO RECEIVE INPUT AND COLLECT EVIDENCE ON THE PROPOSED REZONING OF LOTS 7 THROUGH 31, BLOCK 4, ORIGINAL TOWNSITE OF THE CITY OF LA FERIA, TEXAS FROM C-1, RESTRICTED COMMERCIAL DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT

City Manager Mr. Sunny K. Philip explained that this was a City initiated rezoning of Lots 7 through 31, Block 4, Original Townsite from C-1, Restricted Commercial District to C-2, General Commercial District. He said the Planning and Zoning Commission had a meeting last night, and they are recommending approval of the rezoning. Mayor Victor Gonzalez, Jr. declared the public hearing open at 7:32 P.M. Mayor Victor Gonzalez, Jr. inquired if the purpose of this rezoning is to address the parking requirements, and Mr. Philip responded that it was and also to authorize uses. Mayor Gonzalez inquired if anyone had requested a permit that prompted this rezoning. Mr. Philip responded that there has been some discussion with Aaron's Brake and Alignment. There were no other comments, so Mayor Victor Gonzalez, Jr. declared the public hearing closed at 7:35 P.M.

CONSIDER AND TAKE ACTION TO APPROVE OR DENY AN ORDINANCE OF THE CITY OF LA FERIA, TEXAS AMENDING CHAPTER 14, EXHIBIT A OF THE LA FERIA CODE OF ORDINANCES (THE ZONING ORDINANCE), AMENDING THE BOUNDARIES OF THE C-1 AND C-2 ZONING DISTRICTS ON THE OFFICIAL ZONING MAP OF THE CITY OF LA FERIA, AMENDING THE CITY OF LA FERIA COMPREHENSIVE PLAN, AND PROVIDING AN EFFECTIVE DATE

Commissioner John Betancourt moved to read the ordinance by caption only, in lieu of reading it in its entirety. Commissioner Olga H. Maldonado seconded the motion, and the motion carried by unanimous vote of the City Commissioners present. City Attorney Mr. Richard S. Talbert read the caption of Ordinance 2014-12. After reading of the ordinance, Commissioner John Betancourt moved to approve Ordinance 2014-12 amending Chapter 14, Exhibit A of the La FERIA Code of Ordinance (the Zoning Ordinance), amending the boundaries of the C-1 and C-2 Zoning Districts on the official Zoning Map of the City of La FERIA, amending the City of La FERIA Comprehensive Plan, and providing an effective date. Commissioner John Hernandez seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.

REVIEW BID TABULATION FOR BIDS RECEIVED FOR "CITY OF LA FERIA – WATER PLANT: PROJECT I-3 BUILDING STRUCTURE FOR FUTURE UV DISINFECTION SYSTEM AND CONSIDER AND TAKE ACTION TO AWARD CONTRACT TO THE LOWEST, MOST QUALIFIED AND RESPONSIBLE BIDDER

City Manager Mr. Sunny K. Philip explained that there were only two bids received (October 23, 2014) for the Water Plant Project I-3 Building Structure for the future UV disinfection system. They were as follows:

<u>Company</u>	<u>Bid Amount</u>
R. P. Constructors, Inc. 9455 IH 35 North New Braunfels, TX 78130-7132 Phone: (512) 392-5111	\$459,000.00
Peacock General Contractors, Inc. P.O. Box 230098 Harlingen, TX 78553 Phone: (956) 423-6733	\$462,100.00

The bid amounts include the base bid and alternates. Mr. Philip said the recommendation is to award the contract to the low bidder R.P. Constructors, Inc. in the amount of \$459,000.00. Commissioner John Betancourt moved to award contract to R.P. Constructors, Inc. of New Braunfels, Texas in the amount of \$459,000.00. Commissioner John Hernandez seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.

DISCUSSION WITH CITY COMMISSION TO RECEIVE INPUT REGARDING THE CITY OF LA FERIA'S CENTENNIAL CELEBRATION WHICH WILL BE CELEBRATED IN 2015

City Manager Mr. Sunny K. Philip said that the time is approaching very fast for the City's Centennial Celebration and from the very basic discussion staff had with the City Commission, some of the previous Commissioners and the current Commissioners, as well as the Event Planning Committee, the majority like the idea of having a two-day event, whether it be Friday all day or ½ day and Saturday in conjunction with the Fiesta de La Feria.

Mr. Philip said that the Planning Committee has been in existence for about 20 years and the City needs to utilize them to plan this celebration. He added that the celebration needs to have a good choice of bands that might have some notoriety, and a dinner as a fund raiser.

Commissioner Betancourt suggested:

- Tours of the Tichenor Mansion or a video tour of the mansion.
- Show some movies (Commissioner Betancourt will bring a list of movies suitable for the occasion)
- Some function at the library
- Shirts ordered for the Commission (Polo Shirts)

Commissioner Olga H. Maldonado suggested:

- Coffee mugs as a fund raiser

Mayor Victor Gonzalez, Jr. suggested:

- That the City collect old pictures and maybe display them during the celebration.

City Manager Mr. Sunny K. Philip suggested:

- That men grow a beard for the Centennial
- Recognizing some of La Feria's famous people from La Feria such Tommy Lee Jones (actor) or Jim Hudson (football player)
- Contacting a woman who used to fly planes during World War II who still lives on the north side of La Feria
- Winter Texans first arrival in the Valley

Commissioner John Hernandez suggested:

- Murals depicting packing sheds and the cotton gins that were abundant in this area.

MONTHLY FINANCIAL REPORTS FOR THE MONTH OF SEPTEMBER 2014

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

There were no questions on the financial reports, so Mayor Victor Gonzalez, Jr. announced that the reports would be filed for audit.

DISCUSSION AND POSSIBLE ACTION ON CONSIDERATION OF THE CREATION OF A CITY OF LA FERIA ANNEXATION COMMITTEE IN RELATION TO PROCEDURES REQUIRED FOR ANNEXATION OF PROPERTY BY THE CITY OF LA FERIA

Commissioner Olga H. Maldonado moved to table this item. Commissioner Julian Guevara, Jr. seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.

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

An executive session was held previously in the meeting, after approval of the minutes. Commissioner Olga H. Maldonado moved to table this item. Commissioner Julian Guevara, Jr. seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.

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

Commissioner Olga H. Maldonado moved to table this item. Commissioner Julian Guevara, Jr. seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.

REPORTS BY STAFF AND DISCUSSION WITH CITY COMMISSION

- **UPDATE ON DRAINAGE IMPROVEMENT PROJECT**

- **WATER AND WASTEWATER SYSTEMS IMPROVEMENTS PROJECT**
- **STATUS OF SAFE ROOMS (DOMES) CONSTRUCTION PROJECT**

City Manager Mr. Sunny K. Philip reported the following:

- Halloween in the Park went very well, and staff is still receiving a lot of comments from the people in the community. Commissioner Olga H. Maldonado commended City staff for a good job.
- A listing of drainage and water projects was projected on the screen showing 15 projects that are under different stages of construction.
- A listing of Future Capital Improvements which the City hopes to complete within the next 14 or 15 months was also projected on the screen. Mayor Victor Gonzalez, Jr. requested a hard copy of these lists.
- Safe Rooms are also included on the list.

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

Commissioner Olga H. Maldonado moved to excuse Commissioner Esmeralda Lozano's absence from this meeting. Commissioner Julian Guevara, Jr. seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.


ACTION FOR ADJOURNMENT

There being no further business to conduct, Commissioner Olga H. Maldonado moved to adjourn the meeting. Commissioner John Betancourt seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.

ADJOURNMENT

Mayor Victor Gonzalez, Jr. adjourned the meeting at 8:17 P.M.

APPROVED:



 Victor Gonzalez, Jr., Mayor

ATTEST:



 Olga Oberwetter, City Secretary

These minutes were prepared and filed with the City of La Feria at 4:30 P.M. on November 15, 2014, as official record.



 Olga Oberwetter, City Secretary

CITY COMMISSION REGULAR MEETING
AT THE
CITY COMMISSION MEETING ROOM
TUESDAY, OCTOBER 28, 2014, AT 6:30 PM

WELCOME
PLEASE SIGN IN

	<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>HOME/WORK PHONE NO.</u>
1	Candace Guillen	309 Angelita Dr., LF	793-2264
2	Dolores Fuller	1000 S Cholo	797-2387
3	Susie Perez	21285 Hope Rd LF	367-1259
4	Amanda Watson	281225 White Ranch Rd LF	778-5201
5	Matthew Hockaday	PoBox 1374 LF	245-7313
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