

**MINUTES OF PROCEEDINGS
CITY COMMISSION
Tuesday, August 23, 2016**

Be it known that the City of La Feria City Commission met in Regular Meeting on **Tuesday, August 23, 2016 at 6:30 PM** in the City Commission Meeting Room, 115 E. Commercial Avenue, La Feria, TX 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.

DETERMINE QUORUM PRESENT AND CALL MEETING TO ORDER - MAYOR

Mayor Pro-Tem Lozano declared there was a quorum present and called the meeting to order at 6:39 PM.

Attendee Name	Title	Status	Arrived
Olga H. Maldonado	Mayor	Absent	
Julian Guevara Jr.	Commissioner	Present	6:30 PM
Esmeralda Lozano	Commissioner	Present	6:30 PM
Eric Hoff	Commissioner	Present	6:30 PM
Jesse Zuniga	Commissioner	Present	6:30 PM
Victor Gonzalez Jr.	Commissioner	Absent	

STAFF MEMBERS PRESENT

The following Staff members were present at said meeting:

Ms. Esmeralda R. Sánchez, Interim City Manager/City Secretary
 Ms. Paula Rodriguez, Planning and Community Development Director
 Ms. Kin Mendoza, Finance Director
 Ms. Tabitha M. Outlaw, Administrative Assistant

PUBLIC COMMENTS

No one signed up for public comments.

MOTION FOR ATTORNEY CONSULTATION REGARDING SPECIFIC AGENDA ITEMS.

A motion to move into Executive Session for attorney consultation on the following agenda items was made, seconded, and approved as noted:

Consideration and Appropriate Action, If Any, to Accept the Resignation of Attorney Rick Talbert as the Charter Appointed City Attorney or to Withdraw and Cancel the Confirmation of Prior Appointment as Per the Requirements Contained in Article III, Section 3.07, of the City of La Feria City Charter.

Consideration and Appropriate Action to Continue the Legal Services of the Law Firm of Denton, Navarro, Rocha, Bernal, Hyde & Zech, P.C to Provide Continuing Special Counsel Legal Services to the The City of La Feria City Commission and the Interim City Manager Pending the Appointment of a Permanent City Manager for the City of La Feria .

Mayor Po-Tem Lozano then declared the meeting in Executive Session at 6:40 PM.
Mayor Pro-Tem Lozano declared the meeting back in Open Session at 7:15 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Jesse Zuniga, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

CONSIDERATION AND APPROPRIATE ACTION, IF ANY, TO ACCEPT THE RESIGNATION OF ATTORNEY RICK TALBERT AS THE CHARTER APPOINTED CITY ATTORNEY OR TO WITHDRAW AND CANCEL THE CONFIRMATION OF PRIOR APPOINTMENT AS PER THE REQUIREMENTS CONTAINED IN ARTICLE III, SECTION 3.07, OF THE CITY OF LA FERIA CITY CHARTER.

Following Executive Session deliberations, Mayor Pro-Tem Lozano declared that Mr. Talbert submitted a letter of resignation. Interim City Manager Esmeralda Sánchez confirmed that Mr. Talbert submitted a letter of resignation via email. The letter was presented to the Commission and is included as part of the minutes of the proceedings of this meeting.

A motion to accept Mr. Talbert's letter of resignation was made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Hoff, Commissioner
SECONDER:	Julian Guevara Jr., Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

CONSIDERATION AND APPROPRIATE ACTION TO CONTINUE THE LEGAL SERVICES OF THE LAW FIRM OF DENTON, NAVARRO, ROCHA, BERNAL, HYDE & ZECH, P.C TO PROVIDE CONTINUING SPECIAL COUNSEL LEGAL SERVICES TO THE THE CITY OF LA FERIA CITY COMMISSION AND THE INTERIM CITY MANAGER PENDING THE APPOINTMENT OF A PERMANENT CITY MANAGER FOR THE CITY OF LA FERIA .

Mr. Ricardo J. Navarro addressed the Commission in regards to providing special counsel legal services for the City Commission and the Interim City Manager. The Commission previously retained Denton, Navarro, Rocha, Bernal, Hyde & Zech PC to assist as special counsel in connection with City Manager employment status under the charter. Continuation of the same terms will allow the firm to provide legal advice until a permanent city manager is selected. The City Attorney position is currently vacant and may be filled upon selection of a permanent city manager utilizing the request for qualification process. Mr. Navarro indicated that they will be present at the meetings if needed, and will follow up with Ms. Sanchez to discuss any pending

legal matters.

A motion to continue the legal services of Denton, Navarro, Rocha, Bernal, Hyde, & Zech PC was made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Hoff, Commissioner
SECONDER:	Jesse Zuniga, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

PRESENTATION AND DISCUSSION OF DELINQUENT TAX REPORT BY PERDUE, BRANDON, FIELDER, COLINS & MOTT, LLP.

Mr. Hiram Gutierrez reviewed the City of La Feria delinquent tax report for fiscal year 2016-2017 with the Commission. A copy of the report was presented to the Commission. The delinquent tax roll was approximately \$193,000 at the end of June. Approximately \$50,930 of this amount is in deferrals, including accounts of property owners over age 65 or with a disability, accounting for 26% of the delinquent tax roll. This amount cannot be actively collected. Additionally there is \$21,000 in litigation, \$7,400 in bankruptcy, and \$105,000 currently being collected through phone calls, mailings, and personal visits. A total of \$65,468 in base tax, penalties, and interest has been collected.

Mr. Gutierrez stated that they had taken over the account recently and many of the accounts were not coded correctly so they are reviewing accounts to address each one is coded appropriately. Mr. Gutierrez clarified two issues on the report. First, that those who are in deferral status may eventually pay the taxes and second that the uncollectible delinquent taxes are usually businesses that no longer exist and without assets to go after. There are still about 440 delinquent accounts that need to be collected. Mr. Gutierrez further discussed the process of working with those who may need to file for deferral status. The process requires an application to the County with required proof of their status if for example they may be disabled. The current collection percentage for La Feria is about 20%. Commissioner Hoff raised concerns about the low number. Mr. Gutierrez explained that there are many accounts yet to be collected and with a high deferral rate, it is difficult to show greater collection percentages. Mr. Gutierrez will present comparable information as requested for the next report. Mayor Pro-Tem Lozano raised concern about the firm's outreach efforts. Mr. Gutierrez discussed the possibility of tax clinics to inform and assist residents with their delinquent taxes to provide them information about the options available to them including deadlines, and setting up a workshop in conjunction with staff from the Appraisal District. Mr. Gutierrez will follow up with administration to provide information such as frequently asked questions on the city website and possibly include a link to information provided by Perdue, Brandon, Fielder, Colins & Mott, LLP. Additional detailed information of the delinquent tax roll can be provided on a quarterly report if the Commission wants to review the details. The benefit of such a report provides the Commission an opportunity to determine what is going on in the community and the option to provide updated information to the attorneys in a workshop setting. Mr. Quintanilla added that the firm is prepared to move forward with the outreach efforts and pointed out that the firm already utilizes home visits to facilitate collection efforts. If the Commission is aware of anyone that may benefit from a home visit, they should notify the firm so a follow up with the property owner

may be scheduled.

RESULT: NO ACTION REQUIRED

REVIEW TABULATION OF PROPOSALS RECEIVED, CONSIDER, AND TAKE ACTION TO AWARD A CONTRACT FOR THE CITY OF LA FERIA EMPLOYEE GROUP HEALTH INSURANCE AND DESIGNATE AN AGENT FOR THE CITY OF LA FERIA.

Copies of the group health insurance proposals received in response to the Request for Proposals were presented to the Commission. Proposals were received from Allegian, Employee Group Health Benefits, TML, and Gallagher Benefits. Ms. Sánchez reviewed the bid tabulations. Gallagher did not include the proposal bid sheets in the submission. Since the RFP did not include language about disqualification, all submissions were accepted; the numerous plan options presented by Gallagher were reviewed by staff and several options closest to the current plan were included in the bid tabulation. The City currently pays \$305.29 in monthly premiums per employee. The rates presented by the respondents were identified on the bid tabulation and reviewed with the Commission.

The documentation presented to the Commission identified the most comparable plan available and the best rate was offered by Allegian. An alternate to the current plan was presented for consideration in preparing the budget. The alternate plan offers the same benefits with a \$500 increase in individual deductible and \$1,000 increase per family deductible. This plan costs the City approximately \$12,000 less than the renewal plan. Discussion followed about the City's options and costs per employee relative to next year's budget.

Mayor Pro-Tem Lozano discussed the possibility of cost sharing with employees and the impact that may have on the budget. She informed the Commission of the research she did by contacting ten communities similar to La FERIA and gathering information on their policy in providing employee health insurance. Current Allegian agent, Ms. Joanie Bianchini, discussed the cost per employee, the changes in the health insurance industry, and the impact on insurance fees. Ms. Bianchini discussed the new regulations regarding cost share programs and the impact it has on companies. Discussion followed about the benefit of paying insurance for employees at 100% versus cost sharing in the next fiscal year. According to Ms. Bianchini, the City's employees have a high utilization rate, indicating the employees truly use this benefit. Cost sharing may be an option in the future, but it was not recommended for the 2016-2017 fiscal year. At the Commission's request, staff will review the budget to identify any cost saving opportunities in the budget and present various cost sharing options to present at the next meeting.

A motion to table this item was made, seconded, and approved as noted.

RESULT:	TABLED [UNANIMOUS]	Next: 8/30/2016 6:30 PM
MOVER:	Eric Hoff, Commissioner	
SECONDER:	Julian Guevara Jr., Commissioner	
AYES:	Guevara Jr., Hoff, Zuniga	

MOTION TO MOVE AGENDA ITEM OUT OF ORDER.

A motion to move the public hearing concerning the 2016 tax year proposed property tax rate out of agenda order was made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Hoff, Commissioner
SECONDER:	Julian Guevara Jr., Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

PUBLIC HEARING CONCERNING THE 2016 TAX YEAR PROPOSED PROPERTY TAX RATE FOR THE CITY OF LA FERIA.

Following a motion to move this item out of the agenda order, Mayor Pro-Tem Lozano declared the Public Hearing open at 8:16 PM.

The public was invited to participate in the public hearing. Ms. Sánchez reviewed the proposed tax rate of .810 cents and the effective and rollback tax rates. This public hearing is the first of two public hearings. The public will have another opportunity to discuss the tax rate. Mayor Pro-Tem discussed having a more friendly and inviting notice. Ms. Sánchez informed the Commission that although we did not pay for a second ad, the La FERIA News included the public hearing notice on the front page at no additional charge. The cost of posting these notices was about \$600 to publish in the Valley Morning Star and about \$300 in the La FERIA News. The cost to publish in the Valley Morning Star is more expensive on weekends. There being no public comments and no further discussion, Mayor Pro-Tem Lozano declared the Public Hearing closed at 8:20 PM.

RESULT:	NO ACTION REQUIRED
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REVIEW AND TAKE ACTION TO APPROVE MINUTES OF PROCEEDINGS OF THE SPECIAL MEETING OF THE CITY COMMISSION HELD ON TUESDAY, AUGUST 2, 2016.

A copy of the minutes of the meeting held August 2, 2016 was provided to the Commission.

Mayor Pro-Tem Lozano read the following items for concurrent consideration:

Review and Take Action to Approve Minutes of Proceedings of the Special Meeting of the City Commission Held on Tuesday, August 2, 2016.

Review and Take Action to Approve Minutes of Proceedings of the Regular Meeting of the City Commission Held on Tuesday, August 9, 2016.

Review and Take Action to Approve Minutes of Proceedings of the Special Meeting of the City Commission Held on Tuesday, August 11, 2016.

There being no discussion, a motion to approve the minutes of the aforementioned meeting dates was made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Eric Hoff, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

REVIEW AND TAKE ACTION TO APPROVE MINUTES OF PROCEEDINGS OF THE REGULAR MEETING OF THE CITY COMMISSION HELD ON TUESDAY, AUGUST 9, 2016.

A copy of the minutes of the meeting held August 9, 2016 was provided to the Commission.

This item was considered concurrently with the following agenda items:

Review and Take Action to Approve Minutes of Proceedings of the Special Meeting of the City Commission Held on Tuesday, August 2, 2016.

Review and Take Action to Approve Minutes of Proceedings of the Special Meeting of the City Commission Held on Tuesday, August 11, 2016.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Eric Hoff, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

REVIEW AND TAKE ACTION TO APPROVE MINUTES OF PROCEEDINGS OF THE SPECIAL MEETING OF THE CITY COMMISSION HELD ON TUESDAY, AUGUST 11, 2016.

A copy of the minutes of the meeting held August 11, 2016 was provided to the Commission.

This item was considered concurrently with the following agenda items:

Review and Take Action to Approve Minutes of Proceedings of the Special Meeting of the City Commission Held on Tuesday, August 2, 2016.

Review and Take Action to Approve Minutes of Proceedings of the Regular Meeting of the City Commission Held on Tuesday, August 9, 2016.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Eric Hoff, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

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 R-3 AND MF 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.

Ms. Paula Rodriguez, Planning Director, reviewed this item with the Commission. A Public Hearing was scheduled on June 28, 2016 at the City Commission meeting but was not held due to a lack of quorum of the Planning and Zoning Commission. A new Public Hearing was scheduled and took place on August 10, 2016 to discuss this item and the following three agenda items.

The area under consideration in this item is being presented to have it zoned for a new development of quadraplexes. Ms. Rodriguez showed pictures and maps of the area onscreen using Google Earth, to allow the Commission to visualize the area in question. At the Planning and Zoning public hearing there were six members of the public present. Ms. Rodriguez stated that the public was pleased with the possible development. Commissioner Guevara stated he had spoken to one of the neighbors of the property in question and they were pleased with the possible development too.

There being no further discussion the Commission took official action as follows:

MOTION TO READ CAPTION OF ORDINANCE 2016-04

Following review and discussion, a motion to read the caption of Ordinance 2016-04 was made, seconded, and approved as noted.

Ms. Sánchez read the caption of Ordinance 2016-04.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Hoff, Commissioner
SECONDER:	Julian Guevara Jr., Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

MOTION TO APPROVE ORDINANCE 2016-04

A motion to approve Ordinance 2016-04 was then made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Hoff, Commissioner
SECONDER:	Julian Guevara Jr., Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

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 R-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.

Ms. Rodriguez discussed this item with the Commission stating that a business owner has submitted a request to establish a business in an area currently zoned as R-1, residential. The area was annexed as R-1, residential. Ms. Rodriguez showed pictures and maps of the area onscreen using Google Earth, to allow the Commission to visualize the area in question. Ms. Rodriguez informed the Commission that the Planning and Zoning Commission reviewed the request and recommend the area be rezoned to C-2, commercial. The Commission discussed concern for the safety and well-being of the residents living near the area under consideration as well as the business having the proper insurances necessary by the regulatory agency.

Following discussion, the Commission took official action as follows:

MOTION TO READ CAPTION OF ORDINANCE 2016-05

Following review and discussion, a motion to read the caption of Ordinance 2016-05 was made, seconded, and approved as noted.

Ms. Sánchez read the caption of Ordinance 2016-05.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Eric Hoff, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

MOTION TO APPROVE ORDINANCE 2016-05

A motion to approve Ordinance 2016-05 was then made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Eric Hoff, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

MEETING RECESS

Commissioner Hoff requested a 10 minute recess.
Mayor Pro-Tem Lozano declared a meeting recess at 8:40 PM.

Mayor Pro-Tem Lozano declared the meeting back in open session at 8:50 PM.

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 R-1 AND R-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.

Ms. Rodriguez presented this item to the Commission. She explained that the area under consideration is currently zoned R-1, residential due to the annexation process. These properties are located on Celina Ochoa Drive, south of Business 83. The Planning and Zoning Commission recommends rezoning to R-2, residential. Currently the area has homes that meet the criteria for R-1 homes, but there are others that only meet the criteria for R-2, residential. Ms. Rodriguez stated that the preferred zoning is R-2 to accommodate the size of the lots and existing homes in the area.

Following discussion, the Commission took official action as follows:

MOTION TO READ CAPTION OF ORDINANCE 2016-06

Following review and discussion, a motion to read the caption of Ordinance 2016-06 was made, seconded, and approved as noted.

Ms. Sánchez read the caption of Ordinance 2016-06.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jesse Zuniga, Commissioner
SECONDER:	Julian Guevara Jr., Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

MOTION TO APPROVE ORDINANCE 2016-06

A motion to approve Ordinance 2016-06 was then made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Eric Hoff, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

CONSIDER AND TAKE ACTION TO APPROVE OR DENY AN ORDINANCE OF THE CITY OF LA FERIA, TEXAS AMENDING CHAPTER 14, EXHIBIT-A, SECTION 18 OF THE LA FERIA CODE OF ORDINANCES (THE ZONING ORDINANCE) TO PROVIDE FOR A TYPE OF LAND USE THAT IS PRESENTLY UNLISTED AND PROVIDING AN EFFECTIVE DATE.

Ms. Rodriguez discussed this item with the Commission and reviewed Section 18 of the Code of Ordinances. The current uses in the Code of Ordinances indicate there is no designation that includes the specific use of the business that has requested to locate in La Feria. The business

under consideration is a liquid propane distribution business. The Commission had questions regarding the safety of the residents living behind the site. Ms. Rodriguez stated that area has been checked out and the type of business is safe for the area. The Planning and Zoning Commission met on August 10, 2016 and recommend that a liquid propane distribution business be allowed only in a C-2 or Industrial Zone. Discussion followed regarding the designation of a C-2 zone and any special requirements for this type of business. The business owners were present and confirmed they are in compliance with the requirements for this type of business and the regulatory agency will continue to monitor them for compliance. Mayor Pro-Tem Lozano asked the resident present if they had any comments. Marlene Peavler, a resident of the area under consideration, stated she is in favor of the business.

Following discussion, the Commission took official action as follows:

MOTION TO READ CAPTION OF ORDINANCE 2016-07

Following review and discussion, a motion to read the caption of Ordinance 2016-07 was made, seconded, and approved as noted.

Ms. Sánchez read the caption of Ordinance 2016-07.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Jesse Zuniga, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

MOTION TO APPROVE ORDINANCE 2016-07

A motion to approve Ordinance 2016-07 was then made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Jesse Zuniga, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

CONSIDER AND TAKE ACTION TO RENEW THE CONTRACT FOR EMS SERVICES BETWEEN THE CITY OF LA FERIA AND SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.

A copy of the contract for EMS services between the City of La Feria and South Texas Emergency Care Foundation, Inc. was presented to the Commission. Ms. Sánchez reviewed the contract from STECF for EMS services. Commissioner Guevara stated that they have been doing a great job and inquired if they will have a space at the Fire Substation on FM 506. There may be an opportunity to house an ambulance at the substation if space allows. The decision has not been finalized yet and information will be presented at a later date. Mayor Pro-Tem Lozano inquired if we had received inquiries from any other service providers. We have not received inquiries from any other service providers at this time.

After further discussion and review, a motion to renew the contract with STECF was made,

seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Jesse Zuniga, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

CONSIDER AND TAKE ACTION TO APPROVE A RESOLUTION DESIGNATING THE INTERIM CITY MANAGER AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO PARTICIPATION IN THE HOME PROGRAM RESERVATION SYSTEM AND HOME COMPETITIVE AWARDS FOR TDHCA CONTRACT AGREEMENTS 2015-0009 AND 2015-0098.

A copy of the resolution was provided to the Commission. Ms. Sánchez reviewed the resolution, the HOME Program, and the need to authorize the Interim City Manager as the City's Executive Officer and Authorized Representative for the Home Program. This resolution is necessary for the approved applicants to continue through the HOME Program process to the construction phase.

Following discussion, the Commission took official action as follows:

MOTION TO READ CAPTION OF RESOLUTION 2016-20

Following review and discussion, a motion to read the caption of Resolution 2016-20 was made, seconded, and approved as noted.

Ms. Sánchez read the caption of Resolution 2016-20.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Eric Hoff, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

MOTION TO APPROVE RESOLUTION 2016-20

A motion to approve Resolution 2016-20 was then made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Hoff, Commissioner
SECONDER:	Julian Guevara Jr., Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

REVIEW BID TABULATION AND CONSIDER AND TAKE ACTION TO APPROVE A RESOLUTION TO AWARD A CONTRACT TO THE LOWEST MOST QUALIFIED AND RESPONSIBLE BIDDER FOR TDHCA CONTRACT 2015-0009 HRA HOME PROGRAM FOR THE CONSTRUCTION OF THREE (3) HOMES IN THE CITY OF LA FERIA.

A copy of the bid tabulation and resolution were distributed to the Commission. Ms. Sánchez reviewed the bid tabulation and discussed the process for qualification of funds. The City has three home owners that have qualified for home reconstruction through this TDHCA program. The existing dwellings will be demolished by the City Public Works department. This will be the City's in-kind contribution to the project. The lowest, responsive, responsible, qualified bidder was J. W. Turner Construction. They are familiar with the program and have constructed other homes in La Feria under this program. The homes to be constructed will be 3 bedroom and 2 bath homes and measure approximately 1,200 square feet. Ms. Sánchez recommended awarding the contract to J. W. Turner by approval of Resolution 2016-21.

RESULT:	NO ACTION REQUIRED
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MOTION TO READ THE CAPTION OF RESOLUTION 2016-21

Following review and discussion, a motion to read the caption of Resolution 2016-21 was made, seconded, and approved as noted.

Ms. Sánchez read the caption of Resolution 2016-21.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Hoff, Commissioner
SECONDER:	Julian Guevara Jr., Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

MOTION TO APPROVE RESOLUTION 2016-21

A motion to approve Resolution 2016-21 was then made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Hoff, Commissioner
SECONDER:	Julian Guevara Jr., Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

BUDGET WORKSHOP #2 – PRELIMINARY DISCUSSION WITH CITY COMMISSION REGARDING THE BUDGET FOR FISCAL YEAR 2016/2017.

Mayor Pro-Tem Lozano suggested this workshop be conducted with the entire Commission present.

A motion to table this item was made, seconded, and approved as noted.

RESULT:	TABLED [UNANIMOUS]	Next: 8/30/2016 6:30 PM
MOVER:	Eric Hoff, Commissioner	
SECONDER:	Julian Guevara Jr., Commissioner	
AYES:	Guevara Jr., Hoff, Zuniga	

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/LEASE/SALE/DONATION OF REAL ESTATE BY THE LA FERIA INDUSTRIAL DEVELOPMENT CORPORATION/THE LA FERIA ECONOMIC DEVELOPMENT CORPORATION/CITY OF LA FERIA; SECTION 551.087 TO DISCUSS ECONOMIC DEVELOPMENT NEGOTIATIONS; SECTION 551.074 TO DISCUSS PERSONNEL; SECTION 551.074 TO DISCUSS THE DUTIES AND RESPONSIBILITIES OF THE CITY MANAGER.

Mayor Pro-Tem Lozano declared the meeting in Executive Session at 9:29 PM.

Mayor Pro-Tem Lozano declared the meeting back in Open Session at 9:42 PM.

RESULT:	NO ACTION REQUIRED
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CONSIDER AND TAKE ACTION DEEMED NECESSARY AS THE RESULT OF EXECUTIVE (CLOSED) SESSION DELIBERATIONS.

There was no action required as a result of Executive Session.

RESULT:	NO ACTION REQUIRED
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REPORTS BY STAFF AND DISCUSSION WITH CITY COMMISSION.

- Drainage Improvement Projects
- Water/Wastewater Improvement Projects

Ms. Sánchez reviewed the following items with the Commission:

The drainage project north of La Feria should be completed within forty-five days. Texas Cordia is near completion of the railroad crossing.

Texas Cordia is remobilizing to finish the paving and clean up of Kelly Drive and Beddoes Road.

The crossing at the Arroyo and at White Ranch Road continues and will require execution of a change order. There will be a meeting later in the week to discuss finalizing the project.

Mor-Wil Construction is coordinating with TXDOT on the drainage improvements along north Beddoes Road. TXDOT has allowed us to tie in to their outfall.

The La Feria Irrigation District has forced the contractors to stop working on the project off Rabb Road and south of Business 83. They stated permits were required and fees are due to continue the project because we are crossing their lines. Mr. Alfonso Gonzalez of SWG Engineering spoke to the Irrigation District Board during the design phase of this project and indicated it would be completed in phases. Ms. Sánchez said they will speak to the land owners and then to the Irrigation District to resolve this matter, since it appears the line in question may

be a private line and may be abandoned.

The Safe Rooms (Domes) are finished. The pending items include close out documentation and approval from the State. The funding agency is interested in attending the grand opening when scheduled.

RESULT:	NO ACTION REQUIRED
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CONSIDER AND TAKE POSSIBLE ACTION ON ATTENDANCE STATUS OF MAYOR AND/OR COMMISSIONERS.

A motion to excuse Mayor Maldonado and Commissioner Gonzalez for their absence from this meeting was made, seconded, and approved as noted

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Hoff, Commissioner
SECONDER:	Julian Guevara Jr., Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

ACTION FOR ADJOURNMENT

A motion to adjourn the meeting was made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner
SECONDER:	Eric Hoff, Commissioner
AYES:	Guevara Jr., Hoff, Zuniga

ADJOURNMENT

Mayor Pro-Tem Lozano adjourned the meeting at 10:00 PM.

APPROVED:


 Olga H. Maldonado, Mayor

ATTEST:


 Esmeralda R. Sánchez, City Secretary

These minutes were prepared and filed with the City of La Feria at 8:00 PM on September 12, 2016, as official record.


 Esmeralda R. Sánchez, City Secretary