

**MINUTES OF PROCEEDINGS
CITY COMMISSION
Tuesday, July 14, 2015**

Be it known that the City of La Feria City Commission met in regular session on **Tuesday, July 14, 2015, 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
Ms. Esmeralda Lozano	City Commissioner/Mayor Pro Tem
Mr. John Edward Betancourt	City Commissioner
Mr. John Hernandez	City Commissioner
Ms. Olga H. Maldonado	City Commissioner
Mr. Julian Guevara, Jr.	City Commissioner

The following staff members were present:

Mr. Sunny K. Philip	City Manager
Mr. Richard S. Talbert	City Attorney
Ms. Maria Chavero	Finance Director
Ms. Esmeralda Sanchez	Capital Projects Coordinator
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 6:36 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. No one signed up to speak before the City Commission, so Mayor Victor Gonzalez, Jr. declared the public comments session closed.

REVIEW AND TAKE ACTION TO APPROVE THE MINUTES OF PROCEEDINGS OF THE REGULAR MEETING OF THE CITY COMMISSION HELD ON TUESDAY, JUNE 9, 2015

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, June 9, 2015. Commissioner Julian Guevara, Jr. seconded the motion, and the motion carried by unanimous vote of the City Commission.

REVIEW AND TAKE ACTION TO APPROVE THE MINUTES OF PROCEEDINGS OF THE REGULAR MEETING OF THE CITY COMMISSION HELD ON TUESDAY, JUNE 23, 2015

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 23, 2015. Commissioner Olga H. Maldonado seconded the motion, and the motion carried by unanimous vote of the City Commission.

PUBLIC HEARING TO RECEIVE INPUT AND COLLECT EVIDENCE ON THE PROPOSED ZONING OF 9.710 ACRES OF BLOCK 4 POTTER SUBDIVISION, CAMERON COUNTY, TX TO A C-2, GENERAL COMMERCIAL DISTRICT

Mayor Victor Gonzalez, Jr. declared the public hearing open at 6:43 P.M. There were no comments from the audience, so Mayor Victor Gonzalez, Jr. declared the public hearing closed at 6:43 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-2 ZONING DISTRICT 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 Julian Guevara, Jr. moved to table this item due to the fact that the Planning and Zoning Commission was not able to meet for lack of quorum. Commissioner John Betancourt seconded the motion, and the motion carried by unanimous vote of the City Commission. This item will come back before the City Commission once the Planning and Zoning Commission meets.

REVIEW PROPOSALS RECEIVED AND SELECT THE MOST QUALIFIED FIRM(S) AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE CONTRACT(S) FOR PLANNING SERVICES IN THE DEVELOPMENT OF THE CITY OF LA FERIA COMPREHENSIVE MASTER PLAN FUNDED BY THE TEXAS DEPARTMENT OF AGRICULTURE, TXCDBG PLANNING AND CAPACITY BUILDING FUND; MULTI-HAZARD MITIGATION ACTION PLAN FUNDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE TEXAS DIVISION OF EMERGENCY MANAGEMENT; AND A COMPREHENSIVE STRATEGIC PLAN FOR TARGETED AREAS PRIMARILY WITH THE CITY OF LA FERIA ETJ, IF FUNDED BY USDA RURAL BUSINESS SERVICE, RURAL BUSINESS ENTERPRISE GRANT

Commissioner Esmeralda Lozano moved to go into executive session to consult with the City Attorney before consideration of this item. Commissioner John Betancourt seconded the motion, and the motion carried by unanimous vote of the City Commission. The executive session scheduled as an addendum to the agenda was also read and was considered at the same time. Mayor Victor Gonzalez, Jr. declared the meeting in executive session at 6:44 P.M. After executive session deliberations, Mayor Victor Gonzalez, Jr. declared the meeting back in open session at 7:47 P.M.

After executive session, Mayor Victor Gonzalez, Jr. announced that they would consider item number nine next. City Manager Mr. Sunny K. Philip provided the current two-volume Comprehensive Plan to the City Commission and explained that right after the Plan was developed, the City applied for a \$25 million grant from the Texas Water Development Board for Water and Sewer Improvements and received \$15 million. The City also applied for a grant for drainage improvements in the amount of \$22 million and received about \$18 million. Mr. Philip said that the Comprehensive Plan is usually developed for a 20 year period and it takes about seven (7) years for the City to accomplish most of it. It is time to revamp the Plan. The City applied for grant funds from the Texas Department of Agriculture for planning funds and they approved a grant in the amount of \$55,000 with a City match of \$11,000. Mr. Philip added that the Hazard Mitigation Plan was developed some years ago, and because of that, the City was able to do the Rabb Road Improvements. Currently the Hazard Mitigation Action Plan is expired, so the City applied for funds from the Texas Division of Emergency Management for the development of a Hazard Mitigation Action Plan and received an award in the amount of \$50,000 with a local in-kind match of \$16,667. The City also applied for grant funds from USDA for the development of a Comprehensive Strategic Plan for targeted areas primarily within the City of La Feria ETJ, and they have not made a decision yet. Mr. Philip discussed the importance of having a quality plan when it comes to applying for grant funds and how the Comprehensive Plan and the Hazard Mitigation Action Plan played a role in the City's successful funding of grants from the Texas Water Development Board and the General Land Office.

Commissioner John Betancourt left the meeting at this point at 8:00 P.M.

City Manager Mr. Sunny K. Philip reviewed the scoring Matrix for the Hazard Mitigation Action Plan and the Comprehensive Plan scored by Planning and Community Development Director Ms. Paula Rodriguez, Capital Projects Coordinator Ms. Esmeralda Sanchez, and Mr. Philip. Listed are the proposals received from the following firms, along with their scores.

Hazard Mitigation Action Plan

<u>Firm</u>	<u>Score</u>
H2O Construction P.O. Box 532845 Harlingen, TX 78553 Phone: (888) 328-4151	95
Stewart Planning Consultant, Inc. 14101 Hwy 290 West, Suite 1400B Austin, TX 78737 Phone: (512) 264-3900	91
Providence 7201 Stiles Drive El Paso, TX 79915 Phone: (225) 766-7400	84

GrantWorks 75
 2201 Northland
 Austin, TX 78756
 Phone: (512) 420-0303

Hollis Rutledge & Associates/
 Urban Infrastructure Group 59
 407 N. Salinas Blvd
 P.O. Box 729
 Donna, Texas 785376
 Phone: (956) 464-4710

Comprehensive Plan

Firm **Score**

Stewart Planning Consulting, Inc. 97
 14101 Hwy 290 West, Suite 1400B
 Austin, TX 78737
 Phone: (512) 264-3900

GrantWorks 91
 2201 Northland
 Austin, TX 78756
 Phone: (512) 420-0303

Providence 87
 7201 Stiles Drive
 El Paso, TX 79915
 Phone: (225) 766-7400

Hollis Rutledge & Associates/
 Urban Infrastructure Group 82
 407 N. Salinas Blvd
 P.O. Box 729
 Donna, Texas 785376
 Phone: (956) 464-4710

H2O Partners 64
 P.O. Box 532845
 Harlingen, TX 78553
 Phone: (888) 328-4151

Staff recommendation was to select H2O Partners for the development of the Hazard Mitigation Action Plan and Stewart Planning Consultant, Inc. for the development of the Comprehensive

Plan. Commissioner John Hernandez moved to select H2O Partners for the development of the Hazard Mitigation Action Plan and Stewart Planning Consultant, Inc. for the development of the Comprehensive Plan and to authorize the City Manager to negotiate and execute the contracts for Planning Services in the development of the City of La Feria Comprehensive Master Plan funded by the Texas Department of Agriculture, TxCDBG Planning and Capacity Building Fund and Multi-Hazard Mitigation Plan funded by the Federal Emergency Management Agency through the Texas Division of Emergency Management. 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/CITYOFLAFERIA; AND SECTION 551.087 TO DISCUSS ECONOMIC DEVELOPMENT NEGOTIATIONS

This item was considered along with the previous item.

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

There was no action needed on this item.

REVIEW BID TABULATION OF BIDS RECEIVED AND CONSIDER AND TAKE ACTION TO AWARD CONTRACT FOR UNIT 4C: AN-47 DRAINAGE IMPROVEMENTS MID-WAY TO THE LOWEST MOST QUALIFIED RESPONSIBLE BIDDER

City Manager Mr. Sunny K. Philip reviewed the bid tabulation of bids received for Unit 4C: AN-47 Drainage Improvements Mid-Way. Nine bids were received and they were as follows.

<u>Company</u>	<u>Bid</u>
Texas Cordia Construction, LLC 3149 A Center Point Drive Edinburg, TX 78539 Phone: (956) 627-6181	\$2,379,212.00
The 5125 Company 1008 Doherty Mission, TX 78572 Phone: (956) 583-5125	\$2,384,530.00
H2O P.O. Box 532845 Harlingen, TX 78553 Phone: (888) 328-4151	\$2,489,642.50

Mor-Wil, LLC \$2,566,412.34
 808 S. Shary Road
 Mission, TX 78572
 Phone: (956) 456-0628

REIM Construction \$2,846,673.20
 9612 N. Stewart Road
 Mission, TX 78572
 Phone: (956) 580-2675

Foremost Paving, Inc. \$2,970,169.00
 P.O. Box 29
 Weslaco, TX 78596
 Phone: 956-968-5471

Pega JPS Utilities, LLC \$2,997,836.50
 24105 Brushline Road
 Edinburg, TX 78542
 Phone: (956) 522-0086

JM Construction \$3,459,954.00
 3701 Jade Street
 Weslaco, TX 78596
 Phone: (956) 565-5222

Jimmy Closner & Sons \$3,477,722.80
 P.O. Box 170
 Mercedes, TX 78570
 Phone: (956) 565-2688

Staff recommendation was to award contract to the low bidder Texas Cordia in the amount of \$2,379,212.00. Commissioner Esmeralda Lozano moved to award contract to the lowest, most qualified responsible bidder Texas Cordia Construction, LLC in the amount of \$2,379,212.00. Commissioner Julian Guevara, Jr. seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.

**CONSIDER AND TAKE ACTION TO APPROVE OR DENY RESOLUTION
 ACCEPTING THE WATER DISTRIBUTION SYSTEM IMPROVEMENTS
 COMPLETED BY CORNETT CONSTRUCTION FUNDED BY TWDB DWSRF 62502
 CID-02**

City Manager Mr. Sunny K. Philip explained that this project involved the looping of the water lines. He explained that the Texas Water Development Board requires that a resolution be passed accepting the completion of the project. Commissioner Julian Guevara, Jr. moved to read the resolution 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 Resolution

2015-08. After reading of the caption, Commissioner Olga H. Maldonado moved to approve Resolution 2015-08 accepting the Water Distribution System Improvements completed by Cornett Construction funded by TWDB DWSRF 62502 CID-02. Commissioner John Hernandez 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**
- **GROUND BREAKING CEREMONY FOR UNGER PARK**

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

- Drainage Improvements – Nothing new to add on the drainage project.
- Water and Wastewater Systems Improvements – The City Commission awarded the contract earlier on two items; one was on sewer improvements on east side and the other one was the water line extension all the way to Rabb Road from the JoEtt area. The contractor should be starting on the week of the 27th. The dome facility on South Main does not have sewer service and this project will bring that service to the dome. One other major project needs to be advertised and that will be advertised next Friday with a bid Opening of August 4, 2015. That will come before the City Commission on August 11, 2015. And that project will be building two lift stations. One west of Rabb Road on the south side of Business 83 and the other one between the Expressway and Business 83 on Kubiski Road. That will serve all the area that they City has annexed.
- The Safe Rooms – Progress has slowed down a bit. The construction time has to be extended due to various reasons.
- Ground Breaking Ceremony for Unger Park – There was a pre-construction meeting last week on the Unger Park, and the Ground Breaking Ceremony will be held on August 4, 2015 at 10:00 A.M. Invitations will go out on Monday, July 20, 2015, and the staff will hand deliver invitations to the neighborhood around the park area. Mayor Victor Gonzalez, Jr. and Commissioner Esmeralda Lozano said they would like to participate in delivering the invitations to the neighborhood.

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

Commissioner Esmeralda Lozano moved to excuse Commissioner John Betancourt's absence from the previous City Commission meeting. Commissioner Olga H. Maldonado seconded the motion, and the motion carried by unanimous vote of the City Commissioners present.

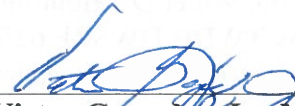
ACTION FOR ADJOURNMENT

There being no further business to conduct, Commissioner Esmeralda Lozano moved to adjourn the meeting. Commissioner Olga H. Maldonado seconded the motion, and the motion carried by unanimous vote of the City Commission.

ADJOURNMENT

Mayor Victor Gonzalez, Jr. adjourned the meeting at 8:31 P.M.

APPROVED:




Victor Gonzalez, Jr., Mayor

ATTEST:

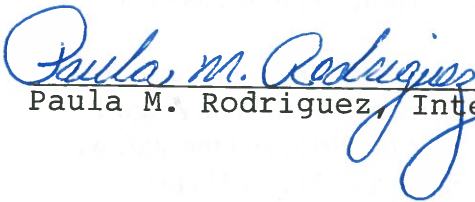
Olga Oberwetter, City Secretary

These minutes were prepared and filed with the City of La FERIA at 5:10 A.M. on July 27, 2015, as official record.



Olga Oberwetter, City Secretary

These minutes are true and correct to the best of my knowledge, information, and belief.



Paula M. Rodriguez, Interim City Secretary