

**MINUTES OF PROCEEDINGS
CITY COMMISSION
Tuesday, May 10, 2016**

Be it known that the City of La Feria City Commission met in Regular Meeting on **Tuesday, May 10, 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 Gonzalez declared a quorum present and called the meeting to order.

Attendee Name	Title	Status	Arrived
John Betancourt	Commissioner Position 1	Absent	
John Hernandez	Commissioner Position 2	Present	6:30 PM
Olga H. Maldonado	Commissioner Position 3	Present	6:30 PM
Julian Guevara Jr.	Commissioner Position 4	Present	6:30 PM
Esmeralda Lozano	Mayor Pro-Tem/Commissioner Position 5	Present	6:30 PM
Victor Gonzalez Jr.	Mayor	Present	6:30 PM

STAFF MEMBERS PRESENT

The following Staff members were present at said meeting:

Mr. Sunny K. Philip, City Manager
 Mr. Richard S. Talbert, City Attorney
 Ms. Paula Rodriguez, Planning and Community Development Director
 Ms. Kin Mendoza, Finance Director
 Ms. Esmeralda Sanchez, City Secretary

PUBLIC COMMENTS

Mayor Gonzalez declared no one signed up and declared the public comments session opened and closed.

REVIEW AND TAKE ACTION TO APPROVE MINUTES OF PROCEEDINGS OF THE REGULAR MEETING OF THE CITY COMMISSION HELD ON TUESDAY, MARCH 22, 2016.

A motion to table the minutes of proceedings of the regular meeting of the City Commission held on Tuesday, March 22, 2016 was made, seconded, and approved as noted. This item was considered concurrently with the agenda item to take action to approve minutes of proceedings of the regular meeting of the City Commission held on Tuesday April 12, 2016.

RESULT:	TABLED [UNANIMOUS]	Next: 5/24/2016 6:30 PM
MOVER:	Olga H. Maldonado, Commissioner Position 3	
SECONDER:	Julian Guevara Jr., Commissioner Position 4	
AYES:	Maldonado, Guevara Jr., Lozano	
ABSENT:	Betancourt, Hernandez	

REVIEW AND TAKE ACTION TO APPROVE MINUTES OF PROCEEDINGS OF THE REGULAR MEETING OF THE CITY COMMISSION HELD ON TUESDAY, APRIL 12 2016.

A motion to table the minutes of proceedings of the regular meeting of the City Commission held on Tuesday, April 12, 2016 was made, seconded, and approved as noted. This item was considered concurrently with the agenda item to take action to approve minutes of proceedings of the regular meeting of the City Commission held on Tuesday March 22, 2016.

RESULT:	TABLED [UNANIMOUS]	Next: 5/24/2016 6:30 PM
MOVER:	Olga H. Maldonado, Commissioner Position 3	
SECONDER:	Julian Guevara Jr., Commissioner Position 4	
AYES:	Maldonado, Guevara Jr., Lozano	
ABSENT:	Betancourt, Hernandez	

REVIEW AND TAKE ACTION TO APPROVE MINUTES OF PROCEEDINGS OF THE REGULAR MEETING OF THE CITY COMMISSION HELD ON TUESDAY, APRIL 26, 2016.

A copy of the minutes was provided to the Commission. Following review, a motion to approve the minutes of proceedings of the regular meeting of the City Commission held on Tuesday, April 26, 2016 was made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julian Guevara Jr., Commissioner Position 4
SECONDER:	Olga H. Maldonado, Commissioner Position 3
AYES:	Hernandez, Maldonado, Guevara Jr., Lozano
ABSENT:	Betancourt

PROCLAMATION TO PROCLAIM MAY AS MOTORCYCLE SAFETY AND AWARENESS MONTH IN THE CITY OF LA FERIA.

Mayor Gonzalez addressed the importance of motorcycle safety and awareness. A copy of the Proclamation was presented to the Commission. Mayor Gonzalez asked Mayor Pro-Tem Lozano to read the Proclamation declaring May Motorcycle Safety and Awareness Month in La Feria. A motion to approve the Proclamation was then made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Olga H. Maldonado, Commissioner Position 3
SECONDER:	Julian Guevara Jr., Commissioner Position 4
AYES:	Hernandez, Maldonado, Guevara Jr., Lozano
ABSENT:	Betancourt

REVIEW AND CONSIDER APPROVAL OF FINAL PLAT OF THE LUNA SUBDIVISION.

The Planning & Zoning Commission did not have a quorum to conduct the meeting planned for Monday May 9, 2016, thus not able to submit a recommendation to the City Commission. They will meet on Monday, May 16, 2016 to review the final plat of the Luna Subdivision and make a recommendation to the City Commission. The City Commission took action to table the approval of the final plat of the Luna Subdivision. The motion to table this item was made, seconded, and approved as noted.

RESULT:	TABLED [UNANIMOUS]	Next: 5/24/2016 6:30 PM
MOVER:	Esmeralda Lozano, Mayor Pro-Tem/Commissioner Position 5	
SECONDER:	Olga H. Maldonado, Commissioner Position 3	
AYES:	Maldonado, Guevara Jr., Lozano	
ABSENT:	Betancourt, Hernandez	

DISCUSS AND REVIEW PARK ELEMENTS PROPOSED FOR NORTHWEST PARK

Design of Northwest Park is currently underway. Benito Lozano of Megamorphosis Architects was in attendance at the meeting and reviewed elements of the proposed Northwest Park with the Commission. The discussion included raising a berm out of concern for skateboarders, although the element is not intended for such activity; using native landscaping to attract birds; and fencing material and height. The design as discussed does not include irrigation. Options for alternate fencing material were discussed as well as the possibility of using bollards and raised curbs to protect against vehicular traffic. The consensus was that bollards will not deter young children from running into the street. Concerns were raised about the proximity of the park to nearby bars and the potential for accidents, and sufficiency of lighting from current floodlights in place. It is important to have signs posted stating the rules and restrictions for park use. The signs are also an important element pending at Unger Park. The posted signs should also indicate the hours for park use by the public. The details regarding park hours in the Code of Ordinances will be referenced to prepare appropriate signs. BBQ pits should not be included to reduce debris/pollution. The wood and wire fence looks cheap, so alternate fencing material should be considered. It is important to consider maintenance and graffiti when deciding on fencing material. If wood fencing is used and later vandalized with graffiti, the City will be ready to paint over the graffiti to maintain the park. The concrete slab will have a canopy over the area. Information regarding park elements, budget, and a rendering were projected during the meeting to facilitate discussion.

Megamorphosis will incorporate suggestions made during the discussion into a revised rendering and will return to a subsequent meeting to present the revisions.

RESULT: NO ACTION REQUIRED

**PRESENTATION AND DISCUSSION ON THE CITY OF LA FERIA
COMPREHENSIVE MASTER PLAN AND THE STRATEGIC PLAN**

A comprehensive plan is currently under development. Chris Stewart was present to review various elements of the plan using a PowerPoint presentation. A handout of the presentation was provided to the Commission. Mr. Stewart reviewed the baseline analysis and future land use. The demographics analysis shows a slow and steady population growth for now and indicates that regional growth is "at the doorstep." The existing housing supply meets current population needs, indicating that current strategies are working. Economic analysis shows that La Feria needs more jobs, reflects logistics and healthcare related jobs, and will benefit from additional retail options. The key to attracting retail opportunities is reaching a population of 30,000 within a three mile radius. Mr. Stewart indicated that the City is moving forward, however regional growth has not yet caught up to us. He further indicated that retailers are studying the traffic corridor and discussed the importance of protecting the areas along the expressway. We also need to increase rooftops to meet the retail numbers necessary for economic growth.

Further discussion of residential growth included single family dwellings situated too close to the expressway, in some cases compromising future growth. The location of multi-family options were observed to be well placed throughout the Community indicating good planning decisions made in the past. Overall the Community's residential state is good and the rules in place are working. Future growth is impacted by the proximity of RV parks to the expressway and connectivity between neighborhoods is also key. The older part of the City includes small lots and older structures with character. There is potential in the older neighborhoods to repurpose some of the structures to increase businesses in the northeast part of the City.

A review of the current land use plan shows the distinctions between commercial services and retail. The area on FM 2556 has naturally grown to house the logistics industry. This trend should be continued in that area. There are vacant lands along the railroad that may allow for changes including redevelopment. The location of the schools and city facilities are centrally located and accessible to the population. Parks and recreation areas are well developed and offer a diversity of uses. There is room to develop park areas to the north side of the City.

The implementation of land use plans is accomplished through the zoning regulations to protect land, regulate subdivisions, and guide capital projects throughout the City. Mr. Stewart reviewed the proposed targeted land use addressing future needs including the logistics/transportation industry, major anchor retail, healthcare, and a downtown district. Ideas from the Commission included redevelopment of areas on the north side including business sites and parks, connector streets, and replacing canals with underground pipes. The survey will include approximately 15 questions, be specific to the community, and it will be available in English and Spanish. It will be deployed online using SurveyMonkey, but paper copies will also be available. Commissioner Lozano volunteered to assist with soliciting responses to the survey by going door to door in the Community. The survey is being finalized.

Following the presentation, Mr. Philip discussed the importance of this plan in making future decisions, reserving locations for future growth by buying land and implementing changes to zoning. A future meeting of all the City Boards will be planned to present more information as it is developed. The Commission was invited to provide their suggestions for plan development. The next step includes soliciting feedback from the community through an online survey, finalizing the future land use map and other component chapters to have a draft plan submitted to the City by June 30.

RESULT:	NO ACTION REQUIRED
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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 Gonzalez declared there was no need for executive session. A motion to table this item was made, seconded, and approved as noted.

This item was considered concurrently with the following item "Result of Executive Session."

RESULT:	TABLED [UNANIMOUS]
MOVER:	Olga H. Maldonado, Commissioner Position 3
SECONDER:	Julian Guevara Jr., Commissioner Position 4
AYES:	Hernandez, Maldonado, Guevara Jr., Lozano
ABSENT:	Betancourt

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

Mayor Gonzalez declared no action was needed for this item since there was not an executive session. A motion to table this item was made, seconded, and approved as noted.

This item was considered concurrently with the previous item "Executive Session."

Mayor Gonzalez then called a break at 8:12 PM. The meeting was resumed at 8:24 PM.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Olga H. Maldonado, Commissioner Position 3
SECONDER:	Julian Guevara Jr., Commissioner Position 4
AYES:	Hernandez, Maldonado, Guevara Jr., Lozano
ABSENT:	Betancourt

FINANCIAL REPORT FOR THE MONTH OF MARCH

- Sales Tax
- Property Tax
- Franchise Tax
- Performance Indicators

Finance Director, Kin Mendoza presented the financial report for the month of March. A review of monthly and year to date revenues and expenses was presented as well as performance indicators. Mayor Pro-Tem Lozano inquired about the performance indicators presented by the Library and asked if the Librarian Lori Vogt was available to attend the meeting to answer questions. Following discussion of the variances of the sales tax, Mayor Gonzalez declared the report filed for audit.

RESULT:	NO ACTION REQUIRED
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REVIEW AND DISCUSS CITY OF LA FERIA SIX MONTH FINANCIAL PERFORMANCE REPORT.

A report of the first six months of the fiscal year was presented by Finance Director, Kin Mendoza. A copy of the report was provided to the Commission. The status of the budget by department was reviewed comparing the budgeted amount and the actual six month budget to date. Following review, Mayor Gonzalez asked for an update following the next quarter. The Commission was informed that the Comprehensive Annual Financial Report is being prepared by the auditors and will be presented at the next meeting. Mayor Pro-Tem Lozano requested a "cheat sheet" in layman's terms to accompany the CAFR for the Commission to follow in reviewing the CAFR. The information should include a summary and highlight areas of concern. Staff will follow up with the auditors to prepare the requested document.

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

- Drainage Improvement Projects
- Water/Wastewater Improvement Projects
- Carmen Tinajero-Tiny Town Memorial Park Rededication & Sign Unveiling
- Mayor's Prayer Breakfast/National Day of Prayer
- Arroyo Colorado Trail Project
- General Election May 5, 2016
- TML Region 12 Training Workshop May 12-13

Mr. Philip reported on the following:

Construction continues on the remaining drainage projects and water/wastewater projects.

The Carmen Tinajero-Tiny Town Memorial Park rededication went well. It was a successful event with the Commission, the Community, and Ms. Tinajero's family present for the rededication.

The Mayor's Prayer Breakfast was held at the Chaparral Building including a brief program, followed by a gathering at the City Hall flag pole to pray as a Community.

The Arroyo Colorado Trail Project is funded by Texas Parks and Wildlife. The project includes matching funds accounted for through the drainage improvements along the designated trail area. Plans need to be worked out with the La Feria Irrigation District to allow the trail on a portion of their property. If the District does not allow such, the City will proceed within the City's property.

The General Election was held May 7, 2016. Canvassing and the swearing in of newly elected candidates is scheduled for Monday May 16, 2016.

The TML Region 12 Training Workshop will take place on South Padre Island May 12-13. Linebarger has extended an invitation to dinner on Thursday night.

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 the absence of Commisisoner John Betancourt was made, seconded, and approved as noted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Esmeralda Lozano, Mayor Pro-Tem/Commissioner Position 5
SECONDER:	Olga H. Maldonado, Commissioner Position 3
AYES:	Hernandez, Maldonado, Guevara Jr., Lozano
ABSENT:	Betancourt

ACTION FOR ADJOURNMENT


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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Esmeralda Lozano, Mayor Pro-Tem/Commissioner Position 5
SECONDER:	Olga H. Maldonado, Commissioner Position 3
AYES:	Hernandez, Maldonado, Guevara Jr., Lozano
ABSENT:	Betancourt

ADJOURNMENT

Mayor Gonzalez adjourned the meeting at 8:50 PM.

APPROVED:


Victor Gonzalez, Jr., Mayor

ATTEST:


Esmeralda R. Sánchez, City Secretary

These minutes were prepared and filed with the City of La Feria at 5:00 PM on June 14, 2016, as official record.


Esmeralda R. Sánchez, City Secretary