

MINUTES OF PROCEEDINGS
CITY COMMISSION
Tuesday, November 24, 2015

Be it known that the City of La Feria City Commission met in special session on **Tuesday, November 24, 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 Hernandez	City Commissioner
Ms. Olga H. Maldonado	City Commissioner
Mr. Julian Guevara Jr.	City Commissioner

The following City Commission members were absent from said meeting.

Mr. John Betancourt	City Commissioner
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The following staff members were present:

Mr. Sunny K. Philip	City Manager
Ms. Paula Rodriguez	Planning & Community Dev. Director
Ms. Kin I. Mendoza	Finance Director
Ms. Esmeralda R. Sánchez	City Secretary

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

As requested by Mayor Victor Gonzalez, Jr. Commissioner Maldonado gave the invocation at 6:30 PM. After the invocation, Mayor Gonzalez 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 Gonzalez announced the public comment period open. Two individuals signed up to speak. Ms. Delores Fuller of 1100 S. Chelo Dr., La Feria, Texas addressed the Commission regarding grass in the streets after people cut their yards, voting, and concerns over original plans for Innovative Block. She stated she speaks up to help people.

Mr. Louie Frost of 27639 Mile 3 Road E., La Feria, Texas addressed the Commission regarding the Library. Mr. Frost made comments regarding mold at the library on the roof and inside by the air conditioner, stated the library is noisy and echoes, indicated it is

unacceptable not to be able to use the upstairs meeting room. Mr. Frost was asked to refrain from making unfounded accusatory statements about City Officials in this forum.

REVIEW AND TAKE ACTION TO APPROVE MINUTES OF PROCEEDINGS OF THE REGULAR MEETING OF THE CITY COMMISSION HELD ON TUESDAY, NOVEMBER 3, 2015

Following review, Commissioner Maldonado made a motion to approve the minutes of proceedings of the regular meeting held on Tuesday, November 3, 2015. The motion was seconded by Commissioner Guevara and passed by unanimous vote of the City Commission present.

RECOGNITION OF DESIGN AWARD FROM THE LOWER RIO GRANDE VALLEY AMERICAN INSTITUTE OF ARCHITECTS FOR THE BAILEY H. DUNLAP MEMORIAL LIBRARY ADDITION.

The recent addition to the Bailey H. Dunlap Memorial Library was designed by John Percy of Megamorphosis Architects. The addition included improved handicap access, a new roof, and improvements to the façade while maintaining the historical value and design of the existing building. Funding for the addition was provided by a Community Development grant, a donation from the Dunlap family, and community fundraising. The design award is granted by the Lower Rio Grande Valley American Institute of Architects (LRGVAIA) and is a great honor. An award ceremony is scheduled for December 5, 2015 at which time the details of the award will be made known. In addition to the award for the Library addition, a previous design award was granted by the LRGVAIA for the La Feria Recreation Center. Mr. Percy presented the Commission with an award for the Recreation Center and stated he will deliver the award for the library at a later date.

Mayor Gonzalez acknowledged receipt of the award and no further official action was required.

PUBLIC HEARING CONCERNING CLOSE-OUT OF THE ULTRAVIOLET FACILITIES AT THE WATER TREATMENT PLANT PROJECT FUNDED BY THE COMMUNITY DEVELOPMENT PROGRAM, TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT CONTRACT NO. 713271.

Mayor Gonzalez declared the public hearing open at 6:48 PM. The public hearing is a requirement of the funding agency to close the project. Ms. Delores Fuller asked why the public hearing was being held. Mayor Gonzalez provided an explanation.

The Ultraviolet Facilities at the Water Treatment Plant are complete and in service. A technician from the company that provided the Ultraviolet (UV) equipment was onsite for the connection and provided technical support and monitoring. The UV process includes sterilizing bacteria and reducing chemical usage. Although the equipment is in use, it will take time to fine tune the process. The project was funded by the Texas Department of Agriculture Community Development Program, Texas Community Development Block Grant and the Texas Water Development Board. The City of La Feria has a long history of working with the Community Development program. Funding from these programs have

made a difference in improving the Community and include curb and gutter improvements outside the City limits too. This is a highly competitive program prioritizing water and sewer system improvements. A request was made for Administration to draft an article explaining the benefits of the new UV system as compared to the previous treatment system. The article will be published in the La Feria News.

There being no further comments, Mayor Gonzalez declared the public hearing closed at 6:53 PM.

CONSIDER AND TAKE ACTION REGARDING A RESOLUTION TO CONSOLIDATE BIRTH, DEATH, AND FETAL DEATH RECORDS OF THE CITY OF LA FERIA AND CAMERON COUNTY BY TRANSFERRING THE DUTIES IMPOSED BY LAW RELATING TO MAINTENANCE OF BIRTH AND DEATH RECORDS IN ACCORDANCE WITH TEXAS HEALTH AND SAFETY CODE SECTION 191.023 SUBSECTION (A).

Mayor Gonzalez declared the need to confer with City Attorney Rick Talbert over this matter. Mr. Talbert was not present at the meeting due to a family matter. A motion was made to table this item by Commissioner Lozano. The motion was seconded by Commissioner Maldonado and the motion passed by unanimous vote of the City Commission present.

REVIEW QUOTES AND CONSIDER AND TAKE ACTION TO AWARD A CONTRACT FOR A NEW PARKING LOT ON COMMERCIAL AVENUE TO THE LOWEST RESPONSIVE, RESPONSIBLE, QUALIFIED RESPONDENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE CONTRACT.

The City solicited quotes through small purchase procurement for a new parking lot on Commercial Avenue based on an engineering estimate below \$50,000. Quotes were received from G& T Paving in the amount of \$32,319; Rigney Construction for \$39,502.50, and Jimmy Closner & Sons for \$48,422.50. Small purchase procurement may be used when costs are below \$50,000 and require documentation of efforts to solicit a minimum of three quotes.

The new parking lot may be utilized by City employees and open up other spaces public parking. It will also be available for use by patrons of the American Legion. Striping of the parking lot will be completed by City Personnel.

Following discussion, Commissioner Guevara made a motion to award the contract to G&T Paving for the new parking lot on Commercial Avenue. The motion was seconded by Commissioner Maldonado and passed by unanimous vote of the City Commission present.

DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE PRESCRIBING THE DATE AND TIME FOR CITY COMMISSION MEETINGS IN ORDER TO TRANSACT THE BUSINESS OF THE CITY OF LA FERIA AND ESTABLISHING AN EFFECTIVE DATE.

Ordinance 2008-01 prescribed City Commission meeting date and time as the second and fourth Tuesday of each month except for November and December when they were

prescribed for the first and third Tuesday. Ordinance 2015-18 changes the meetings dates in November and December 2015 to the second and fourth Tuesday of the month and authorizing the Commission to pass a resolution from year to year to schedule November and December meetings taking into consideration holidays and other items that may affect attendance of the Mayor, City Commission, or administrative staff.

Following discussion, Commissioner Lozano made a motion to read the caption of Ordinance 2015-18. The motion was seconded by Commissioner Guevara and passed by unanimous vote of the City Commission present. The caption was read by City Secretary Esmeralda Sánchez.

A motion was then made by Commissioner Lozano to approve Ordinance 2015-18 prescribing the date and time for City Commission meetings in order to transact the business of the city of La Feria and establishing an effective date. The motion was seconded by Commissioner Guevara and passed by unanimous vote of the City Commission present.

DISCUSSION AND POSSIBLE ACTION TO APPROVE AN ORDINANCE RENAMING TINY TOWN PARK TO CARMEN TINAJERO MEMORIA TINY TOWN PARK.

Carmen Tinajero was employed by the City of La Feria at the Library for fifty years. She passed away in 2014 and in honor of her valuable service and contribution to the Community, Tiny Town Park located at 401 S. Main Street will be renamed the Carmen Tinajero Memorial Tiny Town Park. Options for a permanent sign will be prepared by Staff and presented to the Commission at a later date. The sign will be procured following small purchase procurement policy.

Following discussion of Ms. Tinajero's service, cost and placement of the permanent sign, and notification of the family, Commissioner Lozano made a motion to read the caption of Ordinance 2015-19. The motion was seconded by Commissioner Maldonado and passed by unanimous vote of the City Commission present. The caption was read by Ms. Sánchez.

A motion was then made by Commissioner Lozano to approve Ordinance 2015-19 recognizing over fifty years of valuable service to the City of La Feria by Carmen Tinajero and renaming Tiny Town Park as Carmen Tinajero Memorial Tiny Town Park and establishing an effective date. The motion was seconded by Commissioner Guevara and passed by unanimous vote of the City Commission 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; 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.

A motion was made by Commissioner Lozano to table executive session. The motion was seconded by Commissioner Guevara and passed by unanimous vote of the City Commission present.

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

There being no Executive (closed) Session, Mayor Gonzalez declared no action was to be taken on this agenda item.

FINANCIAL REPORT FOR THE MONTH OF OCTOBER 2015

The financial report for the month of October 2015 was presented by Finance Director Kin Mendoza. Monthly reports will be supported by providing additional detail to the Commission every three to four months as the fiscal year progresses.

Following review and discussion of the report presented, Mayor Gonzalez declared the financial report filed for audit.

REPORTS BY STAFF AND DISCUSSION WITH CITY COMMISSION

- **FIRE STATION EXPANSION AND SUBSTATION**
- **TECHNOLOGY AND SUCCESS CENTER**
- **PROPOSED CRAFT TRAINING CENTER**
- **UPDATE ON DRAINAGE IMPROVEMENT PROJECT**
- **WATER AND WASTEWATER SYSTEMS IMPROVEMENTS PROJECT**
- **STATUS OF SAFE ROOMS (DOMES) CONSTRUCTION PROJECT**
- **UPDATE ON UNGER PARK PROJECT**
- **HOME PROGRAM**

Mr. Philip provided an update on the various projects identified. The foundation was poured for the fire station expansion to include an expansion joint at the direction of the structural engineer. Construction of the technology and success center is progressing well. The drainage projects are at various stages, with a few reaching completion and others well underway. A site visit is truly needed to appreciate the magnitude of the drainage improvements underway in and around the City. The first of two possible visits was scheduled for Saturday December 19th to begin at 9:00 AM at La Feria City Hall. The water and wastewater projects are also at various stages. Several water projects have been completed. We are waiting on approval by the TWDB of the required documentation before moving on to the next wastewater project. Construction of the safe rooms has continued through the efforts of Yates Construction hired by the Surety company to take over after the original contractor turned over the project. We are pending execution of the take over agreement by the Surety company to issue further payments. Completion is anticipated around the end of December, weather permitting. Several elements have been installed at Unger Park. We are working with the contractor on the remaining elements.

The HOME program funded by the Texas Department of Agriculture recently completed four homes in La Feria. Pictures of the new homes were presented.

The Craft Training Center has been discussed on previous occasions. Mr. Philip discussed the history to date of these efforts, including his initial visit with TSTC regarding the possibility of such a center, Megamorphosis' research and discovery of the Corpus Christi site, followed by Petra Reyna's later involvement in arranging a tour to the Coastal Bend site. The employment opportunities in the Rio Grande Valley differ from those in the Coastal Bend area. The cost of such a facility and related programming is approximately five million dollars. While one million dollars may be available in the next year through EDA, and smaller amounts from various other sources, the remainder is not affordable for the City at this time. In spite of Ms. Reyna sharing this idea with La Joya Independent School District, the idea of a Craft Training Center in La Feria may be revisited at a later date. In the interim, the City can maintain the interest expressed by identified partners and continue communication with the local colleges such as TSTC to further higher education with a site in La Feria. The Commission expressed an interest to hold a workshop in January 2016.

Following discussion, Mayor Gonzalez declared that no official action of the Commission was required.

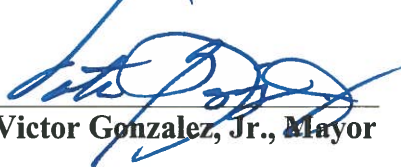
ACTION FOR ADJOURNMENT

There being no further business to conduct, Commissioner Lozano made a motion to adjourn the meeting. The motion was seconded by Commissioner Maldonado and passed by unanimous vote of the City Commission present.

ADJOURNMENT

Mayor Gonzalez adjourned the meeting at 8:10 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 P.M. on December 7, 2015, as official record.



Esmeralda R. Sánchez, City Secretary