

**MINUTES OF PROCEEDINGS
LA FERIA CITY COMMISSION MEETING ROOM
Tuesday, February 22, 2022**

Be it known that the City of La Feria City Commission met in Regular Session on **Tuesday, February 22, 2022 at 6:30 P.M.** in the La City Commission Meeting Room, 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.

3. DETERMINE QUORUM PRESENT AND CALL MEETING TO ORDER – MAYOR

Mayor Maldonado declared a quorum present and called the meeting to order.

Attendee Name	Title	Status
Olga H. Maldonado	Mayor	Present
Maricela Zuniga	Commissioner	Present
Devin Martinez	Commissioner	Absent
Julian Guevara, Jr.	Mayor Pro-Tem/Commissioner	Present
Esmeralda Lozano	Commissioner	Present
Donato Garcia	Commissioner	Present

The following staff members were present at said meeting:

Mr. Jaime Sandoval, City Manager
Ms. Amanda Morales, City Secretary
Mr. Juan Ortiz, Planning Director

4. PUBLIC COMMENTS

There were no comments from the public.

5. Consent Agenda:

- a. **Approval of minutes for City Commission meeting held February 8, 2022.**
- b. **Approval of quarterly investment report.**
- c. **Approval of racial profiling report**

Mayor Pro-Tem Guevara made a motion to approve the items under consent agenda as presented. The motion was seconded by Commissioner Garcia and passed unanimously.

6. Consideration and possible action to declare surplus and authorize disposal.

Mayor Pro-Tem Guevara made a motion to approve the list of surplus inventory and authorize its disposal. The motion was seconded by Commissioner Garcia and passed unanimously.

Commissioner Garcia made a motion to move items 7 and 8 to the end of the agenda and proceed with item 9. The motion was seconded by Commissioner Zuniga and passed unanimously.

9. **Public Hearings:**

- a. **Public hearing to consider a zone change request for Bridge Estates Subdivision located at 2200 block of North FM 2556 from R-1 Single Family District to R-3 Single Family Residential District.**
- b. **Public hearing to consider a zone change request for Brooks Estates Subdivision located at 28000 block of South FM 506 from R-1 Single Family District to R-3 Single Family Residential District.**
- c. **Public hearing to consider a zone change request for Moriah Palms subdivision located at the 28700 Block of South FM 506, from C-1 Commercial & MH-Mobile Home District to R-3 – Single Family Residential District.**
- d. **Public hearing to consider a zone change request for property located at 701 Solis Road from C-2 Commercial District to R-3 Single family Residential District.**
- e. **Public hearing to consider a Specific Use Permit to allow operation of two food trucks or food trailers at 130 Oleander Ave**
- f. **Public hearing to consider a Specific Use Permit to allow operation of a food truck or food trailer at 102 South Main Street.**
- g. **Public hearing to consider a specific Use Permit to allow a food truck or trailer at 715 N. Main Street.**
- h. **Public hearing to consider a Specific Use Permit to allow operation of a food truck or food trailer at 501 N. Main Street.**

Teresa Flores asked what type of buildings were allowed under the new zoning for item b.

Mr. Ortiz explained that R-3 residential districts are allowed to have single or multi-family residential buildings. The developer plans to have a mix of duplexes and single-family homes.

Alain Abade advised the commission that the dirt and debris created by the construction of the subdivision was being blown into the next neighborhood and causing problems for residents there.

Mr. Ortiz said he would contact the developers about erecting a fence or other structure to limit the dirt and debris in the air.

Yvette Gonzalez asked about the specific location of the food trailer in item G. The owner of the food trailer explained the proposed location of the trailer.

Mayor Maldonado closed the public hearing at 6:44pm.

10. **Consideration and possible action on Rezone Requests:**

- a. **Consideration and possible action to approve Rezone action a zone change request for Bridge Estates Subdivision located at 2200 block of North FM 2556 from R-1 Single Family District to R-3 Single Family Residential District.**

Mayor Pro-Tem Guevara made a motion to approve the zone change request for bridge estates subdivision located at 2200 block of North FM 2553 from Single-family residential to R-3 residential district. The motion was seconded by Commissioner Garcia and passed unanimously.

- b. **Consideration and possible action on a zone change request for Brooks Estates Subdivision located at 28000 block of South FM 506 from R-1 Single**

Family District to R-3 Single Family Residential District.

Mayor Pro-Tem Guevara made a motion to approve the zone change request for Brooks Estates Subdivision located at 28000 block of FM 506 from R-1 Single-family Residential district to R-3 Single family residential district. The motion was seconded by Commissioner Zuniga and passed unanimously.

c. Consideration and possible action on a zone change request for Moriah Palms subdivision located at the 28700 Block of South FM 506, from C-1 Commercial & MH- Mobile Home District to R-3 – Single Family Residential District.

Mayor Pro-Tem Guevara made a motion to approve the zone change request for Moriah Palms Subdivision located at the 28700 block of South FM 506 from C-1 commercial district to R-3 Single Family District. The motion was seconded by commissioner Zuniga and passed unanimously.

d. Consideration and possible action on a zone change request for property located at 701 Solis Road from C-2 Commercial District to R-3 Single family Residential District.

Commissioner Garcia made a motion to approve the zone change request for property located at 701 Solis Road from C-2 Commercial district to R-3 Single Family district. The motion was seconded by Commissioner Zuniga and passed unanimously.

11. Consideration and possible action on requests for Specific Use Permits:

a. Consideration and possible action on request for Specific Use Permit for two food trucks or trailers located at 130 Oleander.

Mayor Pro-Tem Guevara made a motion to approve the request for a Specific Use Permit for two food trucks or trailers located at 130 Oleander. The motion was seconded by Commissioner Garcia and passed unanimously.

b. Consideration and possible action on request for Specific Use Permit for one food truck or trailer located at 102 South Main Street.

Mayor Pro-Tem Guevara made a motion to table the request for a Specific Use Permit for one food truck or trailer located at 102 South Main Street. The motion was seconded by Commissioner Garcia and passed unanimously.

c. Consideration and possible action on request for specific Use Permit to allow a food truck or trailer at 715 N. Main Street.

Mayor Pro-Tem Guevara made a motion to approve the request for a specific use permit to allow a food truck or trailer at 715 N. Main Street. The motion was seconded by Commissioner Zuniga and passed unanimously.

d. Consideration and possible action on request for Specific Use Permit for one food truck or trailer located at 501 North Main Street.

Mayor Pro-Tem Guevara made a motion to approve the request for a specific use permit for a food truck located at 501 North Main Street. The motion was seconded by Commissioner Zuniga and passed unanimously.

7. Consideration and approval of a resolution approving a contingent fee contract for bond counsel legal services with the J. Ramirez law firm and Escamilla & Poneck, LLC and considering those matters provided in the city's public notice

dated February 18, 2022, and approval of other matters related thereto.

Representatives of the City's bond counsel addressed the commission regarding the plan to refinance the City's debt obligations. Mr. Rios explained that the move would free up cash currently held in restricted accounts and lower the City's overall debt obligations. Commissioner Garcia made a motion to approve a Resolution approving a contingent fee contract for bond legal services with the J. Ramirez law firm and Escamilla & Poneck, LLC and considering those matters provided in the city's public notice dated February 18, 2022, and approval of other matters related thereto. Mayor Pro-Tem Guevara seconded the motion and it passed unanimously.

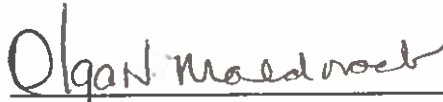
8. Consideration and approval of a plan of finance for the issuance of obligations for the refunding of certain currently outstanding obligations and related expenses, authorizing city staff, bond counsel and financial advisor to proceed with such financings, and approving other matters incident and related thereto

Mayor Pro-Tem Guevara made a motion to approve a plan of finance for the issuance of obligations for the refunding of certain currently outstanding obligations and related expenses, authorizing city staff, bond counsel and financial advisor to proceed with such financings, and approving other matters incident and related thereto. The motion was seconded by Commissioner Garcia and passed unanimously.

12. ADJOURN.

There being no further business to discuss, Mayor Pro-Tem Guevara made a motion to adjourn the meeting. The motion was seconded by Commissioner Zuniga and passed unanimously.

APPROVED:



Olga H. Maldonado, Mayor

ATTEST:



Amanda Morales, City Secretary