

**MINUTES OF PROCEEDINGS
LA FERIA CITY COMMISSION MEETING ROOM**

Tuesday, July 14, 2026

Be it known that the City of La Feria City Commission met in Regular Session on **Tuesday, July 14, 2026, at 6:30 P.M.** in the 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
Michael Martinez	Commissioner	Present
Everardo Sanchez	Commissioner	Present
Julian Guevara, Jr.	Mayor Pro-Tem/Commissioner	Present
Francisco Loya Jr.	Commissioner	Present

Staff present:

Mr. Frank Rios, Jr., City Manager
Mr. Luis Castillo, Finance Director
Ms. Paloma Flores, City Attorney

4. CITIZEN COMMUNICATION

-Ricardo Martinez of Brooks Subdivision spoke about the tall grass around Brooks subdivision and the lights around the downtown area that were not working. He also mentioned he had seen puppies being left at the Nature Center by a truck.

-Becky Gilbert of 600 E Expressway 83 spoke about the cleanliness of properties around the city and the stray cats and dogs around the city. She mentioned how she appreciated the sidewalk improvements made in the downtown area, but that the contractors left a mess and that there were other areas in the city that needed to be maintained.

5. CONSENT AGENDA:

a. APPROVAL OF MINUTES FOR THE CITY COMMISSION MEETING HELD ON JUNE 23, 2026.

Commissioner Loya made a motion to approve the item under consent agenda as presented. The motion was seconded by Commissioner Guevara and passed unanimously.

6. PRESENTATION BY PERDUE BRANDON FIELDER COLLINS & MOTT LLP OF THE COLLECTION REPORT OCTOBER 1, 2025 – MARCH 31, 2026.

Representative Romeo Cantu presented the delinquent municipal court and property tax collection report for the City as of October 1, 2025 through March 31, 2026. There was no action take on this item.

7. CONSIDERATION AND POSSIBLE ACTION ON THE APPROVAL OF ORDINANCE 2026-07 ADOPTING CHAPTER 6, ARTICLE 6.02 “MAINTENANCE OF PROPERTY” PROVISIONS REGULATING HIGH WEEDS, GRASS, RUBBISH, JUNK OR OTHER OBJECTIONABLE, UNSIGHTLY OR UNSANITARY MATTER ON PREMISES, OF THE CITY OF LA FERIA CODE OF ORDINANCES.

Mr. Rios explained to the Commission that the ordinance detailed the responsibilities of property owners with respect to maintenance of their property regarding weedy lots and outlined the potential fines that may be assessed if there is non-compliance. Commissioner Martinez made a motion to approve Ordinance 2026-07 adopting Chapter 6, Article 6.02 (Maintenance of Property). The motion was seconded by Commissioner Loya and passed unanimously.

8. CONSIDERATION AND POSSIBLE ACTION ON THE APPROVAL OF ORDINANCE 2026-08 TO ESTABLISH A FEE TO DEFRAY COSTS OF COLLECTING RECORDED MUNICIPAL LIENS PURSUANT TO SUBCHAPTER A OF CHAPTER 54, TEXAS LOCAL GOVERNMENT CODE AND SUBCHAPTER A OF CHAPTER 214 TEXAS LOCAL GOVERNMENT CODE.

Commissioner Loya made a motion to approve Ordinance 2026-08 to establish a fee to defray costs of collecting recorded municipal liens. The motion was seconded by Commissioner Sanchez and passed unanimously.

9. CONSIDERATION AND POSSIBLE ACTION TO ADOPT WRITTEN FINDINGS AS TO THE COLLECTION SERVICES CONTRACT AND APPROVE A CONTINGENCY FEE CONTRACT WITH PERDUE BRANDON FIELDER COLLINS & MOTT LLP FOR THE COLLECTION OF DELINQUENT MUNICIPAL LIENS OWED TO THE CITY OF LA FERIA AND NOTICE OF SAID CONTRACT IS POSTED WITH THE AGENDA IN ACCORDANCE WITH SECTION 2254 OF THE GOVERNMENT CODE.

Mr. Rios explained to the Commission that if approved Purdue Brandon Fielder Collins & Mott LLP would be conducting services for the collection of delinquent municipal liens. Commissioner Martinez made a motion to adopt Written Findings as to the collection services contract and approve a contingency fee contract with Perdue Brandon Fielder Collins & Mott for the collection of delinquent municipal liens owed to the City of La Feria. The motion was seconded by Commissioner Sanchez and passed unanimously.

10. CONSIDERATION AND POSSIBLE ACTION ON THE APPROVAL OF RESOLUTION 2026-13 TO AUTHRORIZE GARVER ENGINEERING TO SUBMIT A GRANT APPLICATION TO TEXAS WATER DEVELOPMENT BOARD.

Mr. Rios discussed that the Texas Water Development Board had grant funding allocated through the Texas Water Fund for Water/Wastewater projects. The deadline to apply for the funding is July 31st. If approved, the City would be submitting a 100% grant funded application for ten million to revitalize the preexisting water wall. Garver Engineering would be submitting the application on behalf of the City. Commissioner Guevara made a motion to approve Resolution 2026-13. The motion was seconded by Commissioner Martinez and passed unanimously.

11. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION 2026-14 REMOVING CURRENT MEMBER AND APPOINTING ONE MEMBER TO THE LA FERIA ECONOMIC DEVELOPMENT CORPORATION.

Mr. Rios informed the Commission that Mr. Oliverio De La Garza submitted an application for the La Feria Economic Development Corporation Board. Commissioner Martinez made a motion to approve Resolution 2026-14 appointing Oliverio De La Garza to the La Feria Economic Development Corporation Board. The motion was seconded by Commissioner Sanchez and passed unanimously.

12. CONSIDERATION AND POSSIBLE ACTION TO DECLARE SURPLUS FIRE PERSONAL PROPERTY ITEMS AND AUTHORIZE DISPOSAL.

Chief Diaz informed the Commission that a fire department for Rio Bravo, Tamaulipas had reached out asking if there was any surplus fire equipment that could be donated. Chief Diaz explained that the listed items were no longer in compliance per US fire standards. Commissioner Loya made a motion to approve the donation of surplus fire equipment to the fire department from Rio Bravo, Tamaulipas. The motion was seconded by Commissioner Guevara and passed unanimously.

13. CONSIDERATION AND POSSIBLE ACTION ON ACCEPTANCE OF IDC RESOLUTION 2026-01 APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN LFIDC AND CITY OF LA FERIA TO ALLOCATE FUNDING FOR THE CITY SOCCER COMPLEX SPORTS VENUE PROJECT AND RELATED INFRASTRUCTURE.

Mr. Rios informed the Commissioner that the La Feria Industrial Development Corporation Board had approved the allocation of funding for the City Soccer Complex Sports Venue Project and related

infrastructure at the meeting held on June 11, 2026. Commissioner Martinez made a motion to approve Resolution 2026-01 approving the Memorandum of Understanding between the LFIDC and the City of La Feria. The motion was seconded by Commissioner Loya and passed unanimously.

14. DISCUSSION AND DIRECTION REGARDING POTENTIAL UPCOMING EVENT TO BE HELD AT THE DOME ON PANCHO MAPLES DR.

Mr. Rios informed the Commission about an upcoming Card/Comic Show that will be held at the Dome on Pancho Maples on Saturday, July 25th from 10:00 am to 6:00 pm. There was no action taken on this item.

15. CONSIDERATION AND POSSIBLE ACTION ON APPROVAL OF ORDINANCE 2026-09 AUTHORIZING AND ORDERING ISSUANCE OF THE CITY OF LA FERIA, TEXAS LIMITED TAX LOT, SERIES 2026, PRESCRIBING THE TERMS AND FORM THEREOF, PROVIDING FOR THE PAYMENT OF THE PRINCIPAL THEREOF AND INTEREST THEREON; AWARDED THE SALE THEREOF; AND MAKING PROVISIONS REGARDING SUCH NOTE, INCLUDING USE OF THE PROCEEDS THEREOF; AND MATTERS INCIDENT THERETO.

Mr. Castillo informed the Commission that Government Capital had gone out for financing options for the Police Department Improvements Project. Government Capital was able to lock in a 7-year loan option for the funding at a 4.69% interest rate. Commissioner Loya made a motion to approve Ordinance 2026-09 authorizing and ordering issuance of the City of La Feria, Texas Limited Tax Lot, Series 2026. The motion was seconded by Commissioner Martinez and passed unanimously.

16. PRESENTATION AND POSSIBLE ACTION TO APPROVE THE SINGLE AUDIT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025.

Mr. Castillo presented the Single Audit for the City of La Feria fiscal year ending September 30, 2025. He notified the Commission that there were no findings in the Single Audit. Commissioner Martinez made a motion to approve the Single Audit for the fiscal year ending September 30, 2025. The motion was seconded by Commissioner Sanchez and passed unanimously.

17. CLOSED SESSION

- **CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC 551.071 TO RECEIVE LEGAL ADVICE AND COUNSEL REGARDING THE RENEWAL OF A CONTRACT WITH INFRAMARK FOR THE OPERATION AND MAINTENANCE OF THE CITY'S WATER AND WASTEWATER FACILITIES.**

Mayor Maldonado called the meeting into closed session at 7:02 pm.

RECONVENE IN OPEN SESSION

Mayor Maldonado reconvened the meeting in open session at 7:16 pm.

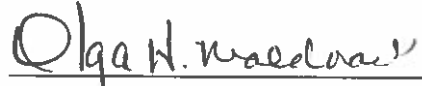
18. CONSIDERATION AND POSSIBLE ACTION ON CONTRACT RENEWAL WITH INFRAMARK FOR THE OPERATION AND MAINTENANCE OF THE CITY'S WATER AND WASTEWATER FACILITIES.

Commissioner Martinez made a motion to approve the contract renewal with Inframark for the operation and maintenance of the City's Water and Wastewater facilities for a term of five years. The motion was seconded by Commissioner Guevara and passed unanimously.

19. ADJOURN.

There being no further business to discuss, the meeting was adjourned.

APPROVED:

A handwritten signature in black ink, appearing to read "Olga H. Maldonado", written over a horizontal line.

Olga H. Maldonado, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Luis Castillo", written over a horizontal line.

Luis Castillo, Interim City Secretary