MINUTES OF PROCEEDINGS
LA FERIA CITY COMMISSION MEETING ROOM
Tuesday, September 22, 2026

Be it known that the City of La Feria City Commission met in Regular Session on **Tuesday, September 22, 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	Absent
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. Rebecca Hayward, City Attorney

4. CITIZEN COMMUNICATION

-Becky Gilbert of 600 E Expressway 83 spoke about a call she placed to the police station to report a neglected cat at the Family Dollar. She discussed her experience with Animal Control and a Police Officer who had responded to her call. She was not pleased that the cat was able to leave with the owner after it appeared neglected. She also talked about her recent visit to the RGV Humane Society and was happy to see a representative of the City visiting the site as well to see what services they had available for the City.

- Michelle Jenkins from 26060 Meredith Street spoke about the entrance curb of Family Dollar that appears to be constructed incorrectly because the front of her vehicle hit the entrance curb rather forcefully. She also discussed how she witnessed a male subject outside of the CVS store dump a kitten by the tree located nearby. She confronted him and made a police report. She did rescue the kitten temporarily, but she would like to see if there are any programs available to help with the stray animal population in the City.

5. CONSENT AGENDA:

a. APPROVAL OF MINUTES FOR THE CITY COMMISSION MEETING HELD SEPTEMBER 8, 2026.

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

6. PUBLIC HEARING AND ACTION ON RESOLUTION 2026-18 TO ADOPT THE FISCAL YEAR 2026-2027 BUDGET.

A. PUBLIC HEARING

The public hearing was opened at 6:41 and Mr. Castillo explained the details of the proposed budget that will raise more revenue in property taxes than last year's budget. The public hearing was closed at 6:42.

B. ACTION

A roll call vote was taken and all commissioners present voted in favor of the budget.

7. **CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION 2026-19 RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE FISCAL YEAR 2026-2027.**

Mr. Castillo explained how although the City adopted a budget with a lower tax rate than the previous year, property tax revenue will still increase. He also mentioned that the City has been able to lower the property tax rate for the past two budget years. Commissioner Loya made a motion to approve resolution 2026-19 ratifying the property tax increase. The motion was seconded by Commissioner Sanchez and passed unanimously.

8. **PUBLIC HEARING AND ACTION ON RESOLUTION 2026-20 TO ADOPT THE TAX RATE FOR FISCAL YEAR 2026-2027.**

A. PUBLIC HEARING

The public hearing was opened at 6:44 and Mr. Castillo explained how the tax rate calculation that was approved on August 11th, 2026, detailed the No-New Revenue Tax Rate of .722773 and the Voter-Approval Tax Rate of 1.119515. The proposed tax rate that was implemented in the approved budget was .730. The public hearing was closed at 6:45.

B. ACTION

A roll call vote was taken and all commissioners present voted in favor of the tax rate.

9. **CONSIDERATION AND POSSIBLE ACTION ON BUDGET AMENDMENTS.**

Mr. Castillo explained how the budget amendments being proposed were for loan proceeds of $791,179 and bond proceeds of $3,500,000 that were taken out during the 2025-2026 budget year. The amounts were not originally budgeted as they were in the negotiations process during the required budget approval. Commissioner Guevara made a motion to approve the budget amendments. The motion was seconded by Commissioner Loya and passed unanimously.

10. **CONSIDERATION AND POSSIBLE ACTION ON ORDINANCE 2026-14 APPROVING CHANGES TO EMPLOYEE RETIREMENT PLAN.**

Mr. Castillo discussed how during the budget workshop in August he detailed the proposed budget, which included an employee rate increase from 7% to 8% in the employee retirement plan through TMRS. The increase will take into effect January 2027. He also explained how the City's current contribution rate is 19.86 and that by electing to go into effect in January 2027, the contribution rate will lower to 19.58. Commissioner Loya made a motion to approve the changes to the employee retirement plan. The motion was seconded by Commissioner Sanchez and passed unanimously.

11. **CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION 2026-21 APPROVING HOLIDAYS FOR FISCAL YEAR 2026-2027.**

Mr. Rios explained how the proposed holiday schedule for fiscal year 2026-2027 included a reduction from 17 holidays in the current budget year to 15 holidays. Commissioner Sanchez made a motion to approve the holidays for fiscal year 2026-2027. The motion was seconded by Commissioner Zuniga and passed unanimously.

12. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2026-22 CHANGING MEETING DATES FOR NOVEMBER AND DECEMBER 2026.**

Mr. Rios discussed that the request to change the City Commission meeting dates in November and December are to take into consideration the holidays. Commissioner Guevara made a motion to approve Resolution 2026-22. The motion was seconded by Commissioner Sanchez and passed unanimously.

13. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE LFEDC BUSINESS STOREFRONT INCENTIVE PROGRAM.**

Mr. Rios explained to the Commission that in the previous LFEDC meeting the Board had approved the LFEDC Business Storefront Incentive Program and that he was recommending it be approved by the City Commission as well. Commissioner Loya made a motion to approve the LFEDC Business Storefront Incentive Program. The motion was seconded by Commissioner Sanchez and passed unanimously.

14. ADJOURN.

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

APPROVED:

Olga H. Maldonado

Olga H. Maldonado, Mayor

ATTEST:

Luis Castillo

Luis Castillo, Interim City Secretary