

Item 5A

MERCEDES CITY COMMISSION
REGULAR MEETING
JULY 17, 2018 – 6:00 P.M.
MERCEDES CITY HALL – COMMISSION CHAMBERS

MEMBERS PRESENT: **Henry Hinojosa** **Mayor**
 Ruben Guajardo **Mayor Pro-Tem**
 Howard Wade **Commissioner**
 Leandro Villarreal **Commissioner**
 Cristella De Leon Hernandez **Commissioner**

 Sergio Zavala **Assistant City Manager**
 Juan Molina **City Attorney**

MEMBERS ABSENT: **NONE**

Staff: Nereida Perez, Marisol Vidales, Jose Figueroa, and Joselynn Castillo.

1.) CALL MEETING TO ORDER.

Mayor Hinojosa welcomed everyone to the meeting and called the meeting to order at 6:00 p.m.

2.) ESTABLISH QUORUM.

All members of the Commission were present with Mayor Pro-Tem Guajardo arriving during item 6, which then constituted a full quorum.

3.) INVOCATION.

Reverend Jacques said the invocation.

4.) PLEDGE OF ALLEGIANCE.

Commissioner Villarreal led in the Pledge of Allegiance.

5.) CONSENT AGENDA (ORDINANCE NO. 98-21):

- A.) APPROVAL OF MINUTES FOR CITY COMMISSION MEETING (S) HELD JULY 3, 2018.
- B.) SECOND AND FINAL READING OF ORDINANCE NO. 2018-24 OF A BUDGET AMENDMENT TO PROCURE NEEDED 100 HP PUMP REPLACEMENT FOR MAIN LIFT STATION #5.
- C.) APPROVAL OF RESOLUTION #2018-19 ACCEPTING STONEGARDEN GRANT 3172803.
- D.) RATIFY APPROVAL FOR STAFF TO APPLY FOR THE TEXAS LIBRARY ASSOCIATION DISASTER RELIEF FUND. (#2018/07/17).
- E.) APPROVAL OF QUARTERLY INVESTMENT REPORT.

Commissioner Wade made a motion to approve all items under consent agenda. Commissioner Villarreal seconded the motion which passed unanimously.

6.) DISCUSSION AND ACTION TO APPROVE AGREEMENT WITH R.G. ECONOMIC ADVISORS AS IT PRIMARILY RELATES TO FINANCIAL CONSULTATION SERVICES FOR THE CITY'S FY 18-19 BUDGET.

Mr. Zavala addressed the Commission saying that the Commission had selected R.G Economic Advisors at a prior meeting. Mr. Garza will assist in making an assessment of all departments and primarily focus on budgeting. Mr. Garza will be working out of City Hall and his work should be complete by late August or early September. Commissioner Wade made a motion to approve the agreement with R.G. Economic Advisors. Commissioner Hernandez seconded the motion which passed unanimously.

7.) DISCUSSION AND POSSIBLE ACTION ON BUDGET AMENDMENT FOR ELECTRICAL SERVICES REQUIRED TO ACTIVATE THE GRINDER PUMP FOR MARYLAND SANITARY SEWER PROJECT.

Mr. Zavala addressed the Commission about a grinder pump needing to be electrified for the wastewater lift station. The City received the following 2 bids: JC Electric from Weslaco for \$27,955 and ME-CO Ventures from Mercedes for \$28,000. Staff recommends ME-CO Ventures due to the company being a local business and the bid only a \$5.00 difference. Commissioner Villarreal made a motion to approve the budget amendment for electrical services and select ME-CO Ventures bid for \$28,000. Mayor Pro-Tem Guajardo seconded the motion which passed unanimously.

8.) DISCUSSION AND POSSIBLE ACTION TO ADOPT FIRST READING OF AN ORDINANCE TO NOT MANDATE BUILDING PERMITS ON REMODELING WORK ON NON-LOAD BEARING WALLS IN SINGLE FAMILY RESIDENTIAL SETTINGS.

Mr. Zavala addressed the Commission regarding not mandating a building permit for the relocation, adjustment, or removal of a NON-load bearing wall. Mr. Zavala stated that should the people need to add anything, an electrical, plumbing, or mechanical permit and inspection will be required. At a question by Mayor Pro-Tem Guajardo, Mr. Zavala said that staff would make a courtesy visit to determine if it is a load bearing or non-load bearing wall. Commissioner Wade asked if the inspector will be responsible, at which Mr. Zavala said that the inspector along with the Planning Director will be responsible. Mayor Pro-Tem Guajardo made a motion to approve the first reading of an ordinance to not mandate building permits on remodeling work on non-load bearing walls in single family residential settings. Commissioner Wade seconded the motion which passed unanimously.

9.) PRESENTATION OF MONTHLY DEPARTMENTAL REPORTS.

Departmental reports are included in the packet for the Commission to review. No action required.

Mayor Hinojosa called the meeting into Executive Session at 6:09 P.M.

10.) EXECUTIVE SESSION:

- DISCUSSION REGARDING DUTIES AND RESPONSIBILITIES OF THE ASSISTANT CITY MANAGER. – SECTION 551.074, TEXAS GOVERNMENT CODE ANNOTATED. – PERSONNEL.**
- DISCUSSION REGARDING UPDATE ON PROJECT HARBOR. ECONOMIC DEVELOPMENT. – SECTION 551.087, TEXAS GOVERNMENT CODES ANNOTATED – ECONOMIC DEVELOPMENT.**
- DISCUSSION REGARDING OUTLET MALL SALES TAX MATTER. – SECTION 551.071 TEXAS GOVERNMENT CODES ANNOTATED. POTENTIAL LITIGATION.**

Mayor Hinojosa called the meeting back to order at 8:11 P.M.

11.)DISCUSSION AND POSSIBLE ACTION REGARDING ITEM(S) DISCUSSED IN EXECUTIVE SESSION.

Mayor Hinojosa made a motion to proceed as discussed in executive session. Mayor Pro-Tem Guajardo seconded the motion which passed unanimously.

12.) ADJOURN.

Mayor Hinojosa made a motion to adjourn the meeting. Mayor Pro-Tem Guajardo seconded the motion which passed unanimously.