

MERCEDES CITY COMMISSION
REGULAR MEETING
OCTOBER 7, 2014 -6:00 P.M.
MERCEDES CITY HALL - COMMISSION CHAMBERS

MEMBERS PRESENT: Henry Hinojosa Mayor
James Howard Wade, Jr. Mayor Pro-Tem
Jose M. Gomez Commissioner
Armando Lopez Commissioner
Ruben Guajardo Commissioner
Ricardo Garcia City Manager
Juan Molina City Attorney

MEMBERS ABSENT: none

Staff: Amanda Morales, Marisol Vidales, Hernan Gonzalez, Melissa Ramirez, Frank Rios and Officer Blanca Sanchez.

1.) CALL MEETING TO ORDER.

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

2.) ESTABLISH QUORUM.

A quorum of the commission was present.

3.) INVOCATION.

Commissioner Lopez led the invocation.

4.) PLEDGE OF ALLEGIANCE.

Mayor Pro-Tem Wade led the pledge of allegiance.

5.) OPEN FORUM-

Esmeralda Guerrero asked the Commission to reconsider lowering the tax rate by another ten cents. She also stated that the City should not hire an Assistant City Manager at this time.

Petra Vidales read a statement by Ayn Rand and a newspaper article about the H&H property.

Joe Martinez of the Keep Mercedes Beautiful Committee asked the Commission and public to join the group for a cleanup on the North side of the City on Saturday October 11, 2014.

Commissioner Ruben Guajardo also invited everyone to join the cleanup.

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

A.) APPROVAL OF MINUTES FOR CITY COMMISSION MEETING (S) HELD SEPTEMBER 16, SEPTEMBER 23, AND PUBLIC HEARING HELD SEPTEMBER 9, 2014. B.) APPROVAL OF CHANGE ORDER NO. 5 TO THE CONTRACT WITH O. G. CONSTRUCTION COMPANY, LLC FOR 2013 STREET, DRAINAGE, & WATER IMPROVEMENTS. (#2014/10/07A) C.) APPROVAL OF REQUEST TO DECLARE SURPLUS INVENTORY AND AUTHORIZE DISPOSAL. D.) APPROVAL OF CONSTRUCTION CONTRACT WITH SOUTHERN TRENCHLESS SOLUTIONS FOR THE SANITARY SEWER COLLECTION SYSTEMS REHABILITATION PROJECT TWDB-CWSRF PROJECT NO. 73642. (#2014/10/07B)

Commissioner Guajardo made a motion to approve all items under consent agenda with some minor corrections to items 8 and 12 of the minutes for the meeting held September 16, 2014. The motion was seconded by Commissioner Lopez and passed unanimously.

7.) - PUBLIC HEARING REGARDING A RE-ZONING FROM "B-TWO FAMILY RESIDENCE" TO "A-BUSINESS" FOR A HOME HEALTH OFFICE. THE PROPERTY IS LOCATED AT 932 S. MISSOURI AVENUE, MORE PARTICULARLY DESCRIBED AS THE NORTH 20' OF LOT 15 AND SOUTH 40' OF LOT 16, BLOCK 129, MERCEDES, HIDALGO COUNTY, TEXAS. THE PERSON MAKING THE REQUEST IS ADELA C. GARZA.

Mayor Hinojosa opened the public hearing at 6:19 p.m. at a call for comments from the audience, none were offered and Mayor Hinojosa closed the public hearing at 6:20 p.m.

- FIRST READING OF ORDINANCE NO. 2014- 16 RE-ZONING FROM "B-TWO FAMILY RESIDENCE" TO "A-BUSINESS" PROPERTY LOCATED AT 932 S. MISSOURI AVENUE, DESCRIBED AS THE NORTH 20' OF LOT 15 AND SOUTH 40' OF LOT 16, BLOCK 129, MERCEDES, HIDALGO COUNTY, TEXAS.

Mayor Hinojosa made a motion to approve the first reading of Ordinance No. 2014-16 re-zoning from "B-Two family residence" to "a-Business" property located at 932 S. Missouri Avenue, described as the north 20' of Lot 15 and south 40' of Lot 16, Block 129, Mercedes Hidalgo County, Texas. The motion was seconded by Commissioner Guajardo and passed unanimously.

8.) DEVELOPMENT CORP. MONTHLY REPORT.

EDC Executive Director Hernan Gonzalez gave the commission an update on several projects including the sale of the current EDC building and renovation of their previous offices. Mr. Gonzalez also offered more details on the cleanup efforts at the former H&H property and the Mercedes 100 plan to bring more businesses to the downtown area.

9.) DISCUSSION AND POSSIBLE ACTION OF LEASE AGREEMENTS WITH PONY LEAGUES.

Mayor Pro-Tem Wade made a motion to approve the lease agreements with both Pony Leagues. The motion was seconded by Commissioner Lopez and passed unanimously.

10.) PRESENTATION, DISCUSSION AND POSSIBLE ACTION OF PROPOSALS RECEIVED FOR CONSTRUCTION MATERIAL TESTING SERVICES FOR THE SANITARY SEWER COLLECTION SYSTEMS REHABILITATION PROJECT. TWDB-CWSRF PROJECT NO. 73642. (CITY MANAGER)

Statements of Qualifications were received from Terracon consultants Inc, L&G Engineering Laboratory LLC, Millenium Engineers Group, TSI Laboratories, Inc, Raba Kistner Consultants, and EarthCo . All six firms meet the minimum requirements set for the project. Commissioner Guajardo made a motion to select EarthCo for Construction Material testing services for the sanitary sewer collection systems rehabilitation project TWDB-CWSRF project No. 73642. The motion was seconded by Mayor Pro-Tem Wade and passed unanimously.

11.) DISCUSSION AND POSSIBLE ACTION OF TAX-RESALE BIDS FOR THE FOLLOWING PROPERTIES: (A)PART OF LOT 7, BLOCK 30, ORIGINAL TOWNSITE, TO THE CITY OF MERCEDES; (B) LOT 26, J F MOORE ADDITION; AND (C) LOT TR. 1: LOT 2, BLOCK 8, COLONIA GARZA & TR. 2: THE NORTH ONE-HALF OF LOT 3, BLOCK 8, COLONIA GARZA SUBDIVISION.

Mario Cano of the City's delinquent tax attorney firm Linebarger, Goggan, Blair and Sampson presented three properties that had recently been auctioned. All three properties are currently vacant. Mayor Hinojosa made a motion to approve Resolution # 2014-08 accepting tax-resale bids received for The Following Properties: (A) Part Of Lot 7, Block 30, Original Townsite, To The City Of Mercedes; (B) Lot 26, J F Moore Addition; And (C) Lot Tr. 1: Lot 2, Block 8, Colonia Garza & Tr. 2: The North One- Half Of Lot 3, Block 8, Colonia Garza Subdivision. The motion was seconded by Commissioner Guajardo and passed unanimously.

Mayor Hinojosa called the meeting into Executive Session at 6:38 p.m.

12.) EXECUTIVE SESSION:

-DISCUSSION REGARDING DUTIES AND RESPONSIBILITIES OF THE CITY MANAGER.-TEXAS GOVERNMENT CODE, SECTION 551.074-PERSONNEL.

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-DISCUSSION REGARDING PROJECT HOSPITALITY. -SECTION 551.087, TEXAS GOVERNMENT CODES ANNOTATED. - ECONOMIC DEVELOPMENT.

-DISCUSSION REGARDING PROJECT VIDA. - SECTION 551.087, TEXAS GOVERNMENT CODES ANNOTATED. - ECONOMIC DEVELOPMENT, AND POSSIBLE SALE OF REAL ESTATE. - SECTION 551.072, TEXAS GOVERNMENT CODES ANNOTATED. - REAL ESTATE.

-DISCUSSION REGARDING THE POSSIBLE SALE OF LOTS 3-A & 3-B, D. VOGEL BUSINESS PARK SUBDIVISION, SECTION - SECTION 551.072 TEXAS GOVERNMENT CODES ANNOTATED - REAL ESTATE (ZIWA CORPORATION).

-DISCUSSION REGARDING PROJECT BROWNFIELD - ECONOMIC DEVELOPMENT AND REAL ESTATE.-SECTION 551.087 AND SECTION 551.072, TEXAS GOVERNMENT CODES ANNOTATED. - ECONOMIC DEVELOPMENT AND REAL ESTATE.

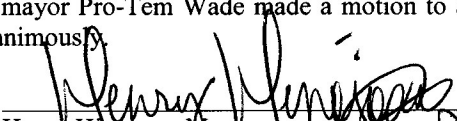
There was no action taken during Executive Session. Mayor Hinojosa called the meeting back to order at 7:59 p.m.

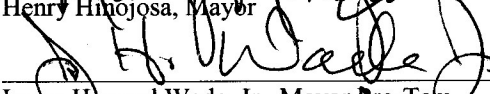
13.) DISCUSSION AND POSSIBLE ACTION REGARDING ITEM(S) DISCUSSED IN EXECUTIVE SESSION.

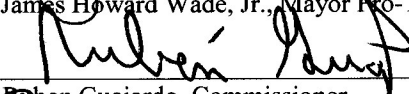
Mayor Pro-Tem Wade made a motion to proceed as discussed in Executive Session. The motion was seconded by Commissioner Lopez and passed unanimously.

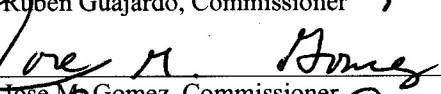
14.) ADJOURN.


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


Henry Hinojosa, Mayor

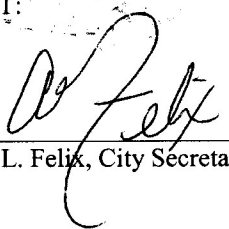

James Howard Wade, Jr., Mayor Pro-Tem


Ruben Guajardo, Commissioner


Jose M. Gomez, Commissioner


Armando Lopez, Commissioner

ATTEST:


Arcelia L. Felix, City Secretary