

MERCEDES CITY COMMISSION
REGULAR MEETING
NOVEMBER 18, 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, Olga Rosas, Tony Aguilar, Alicia Aguilar and Frank Rios.

1.) CALL MEETING TO ORDER.

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

2.) ESTABLISH QUORUM.

All members of the Commission were present after Commissioner Guajardo entered during item #5.

3.) INVOCATION.

Father Olivier led the invocation.

4.) PLEDGE OF ALLEGIANCE.

Commissioner Gomez led the pledge of allegiance.

5.) OPEN FORUM.

Petra Vidales spoke about the salary increases for EDC staff and the cost of the cleanup of the former H&H property.

Esmer Guerrero also spoke against the salary increases for EDC staff and also against the hiring of an Assistant City Manager.

Ramon Mejia addressed the commission regarding his application for a loan from the EDC being denied.

Joe Perez spoke about a problem with the sewer line in his back yard and said that he looks forward to working with the new Public Works Director Arturo Garcia.

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

A.) APPROVAL OF MINUTES FOR CITY COMMISSION MEETING (S) HELD NOVEMBER 4, 2014. B.) RATIFY REQUEST FOR USE OF CIVIC CENTER ON NOVEMBER 8TH BY MERCEDES SENIOR CLASS BOOSTER. C.) APPROVAL OF 2014 ANNUAL TAX ROLL TOTALS. (#2014-L 1-18A)

Commissioner Lopez made a motion to approve all items as presented under Consent Agenda. The motion was seconded by Commissioner Guajardo and passed unanimously.

7.) PUBLIC HEARING REGARDING AN HISTORIC OVERLAY ZONE LOCATED AT 402 W. 10TH ST., MORE PARTICULARLY DESCRIBED AS LOTS 2 & 3, BLOCK 148-BOYD, 322 S. VERMONT AVE., MORE PARTICULARLY DESCRIBED AS LOTS 12-14, BLOCK 105, 703 W. 3RD ST., MH ORE PARTICULARLY DESCRIBED AS LOTS 7-10, BLOCK 7,134 N. TEXAS AVE., MORE PARTICULARLY DESCRIBED AS LOT 10 & N21' – LOT 11, BLOCK 47, 126 N. TEXAS AVE., MORE PARTICULARLY DESCRIBED AS S 4' OF LOT 11 & ALL OF 12, BLOCK 47, 112 N. TEXAS AVE., MORE PARTICULARLY DESCRIBED AS LOT 16, BLOCK 47, 102 N. TEXAS AVE., MORE PARTICULARLY DESCRIBED AS LOTS 17 & 18, BLOCK 47, 141 N. TEXAS AVE., MORE PARTICULARLY DESCRIBED AS LOT 30, BLOCK 42, 143 N. TEXAS AVE., MORE PARTICULARLY DESCRIBED AS LOT 29, BLOCK 42, 158. N. TEXAS AVE., MORE PARTICULARLY DESCRIBED AS LOTS 31 & 32, BLOCK 42, 157 N. TEXAS AVE., MORE PARTICULARLY DESCRIBED AS LOT 33 & 34, BLOCK 42, 310 S. TEXAS AVE., MORE PARTICULARLY DESCRIBED AS LOT 21 EXC 2/10 OF FOOT –E20' BLOCK 14, 304 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS W65' –S4' & W64.5' –N16' –S20' LOT 22 BLOCK 14, 334 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS W ½ OF LOTS 16 & 17 BLOCK 14, 338 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS LOTS 14 & 15 BLOCK 14, 300 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS 2/10 OF FOOT-E20' LOT 21; PART LOT 22 & ALL 23& 24 BLOCK 14, 235 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS N50' – S130' –E150' BLOCK 10, 229 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS N25'-S80' – E150' BLOCK 10, 237 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS N25'-S55'-E150' BLOCK10, 237 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS S25'-E150' BLOCK 10, TEXAS AVE. MORE PARTICULARLY DESCRIBED AS N5'-S30'-E150' BLOCK 10, 402 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS N ½ - LOT 11 & ALL – LOT 12 BLOCK 23, 246 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS W88' 13 BLOCK 11, 214 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS LOT 22 BLOCK 11, 224 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS LOT 20 S 20' BLOCK 11, AND 230 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS LOT 18 BLOCK 11, 301 S. TEXAS AVE. MORE PARTICULARLY DESCRIBED AS

LOTS 1 THRU 7 BLOCK 15, 323 S. OHIO AVE., MORE PARTICULARLY DESCRIBED AS LOT 12 BLOCK 14, 301 W. 2ND ST., MORE PARTICULARLY DESCRIBED AS S 88.5' -E 110' BLOCK 2, MERCEDES ORIGINAL TOWNSITE SUBDIVISION, MERCEDES, HIDALGO COUNTY, TEXAS THE ENTITY MAKING THE REQUEST IS CITY OF MERCEDES.

Mayor Hinojosa opened the public hearing at 6:16 p.m. Library Director Marisol Vidales addressed the Commission and explained that the proposed historic district includes businesses located along Texas Ave. and several other properties already given a Historic Designation by the State of Texas. The historic designation will allow the property owners to apply for grant funding for repairs to the roof, façade, and leveling of the building. Grant funds will come from the hotel/motel tax fund.

Jodie Martinez, Chairman of the Mercedes Historic Commission also spoke in favor of the historic districts and asked that the Commission consider including properties that had previously been left out at the request of the home owners.

Mayor Hinojosa closed the public hearing at 6:38 p.m.

8.) DEVELOPMENT CORP. MONTHLY REPORT.

Development Corporation Executive Director Hernan Gonzalez gave an update the cleanup of the H&H property, and several new businesses opening soon including Dona Tota restaurant, The Grind Gym and My Home Furniture Store. Mr. Gonzalez also said that the EDC application for a loan through the Texas Leverage Fund should be approved by December 30, 2014.

9.) DISCUSSION AND POSSIBLE ACTION OF ADDENDUM TO CONTRACT WITH WASTE CONNECTIONS ADDING COMMERCIAL BRUSH AND FRANCHISE FEES. #2014-11- 18B (FINANCE DIRECTOR)

This addendum would allow for the City to charge a fee to commercial accounts for brush pickup. Waste Connections has been picking up Commercial brush free of charge since October 1, 2014. Commissioner Guajardo made a motion to approve an addendum to the contract with Waste Connections adding commercial brush and franchise fees(2014-1118B). The motion was seconded by Mayor Pro-Tem Wade and passed unanimously.

10.) PRESENTATION OF DEPARTMENT MONTHLY REPORTS. (CITY MANAGER)

There was no action taken on this item.

Mayor Hinojosa called the meeting into executive Session at 7:02p.m.

11.) 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 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.

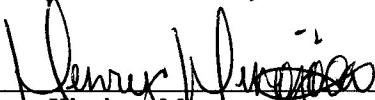
Mayor Hinojosa called the meeting back to order at 9:20 p.m.

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

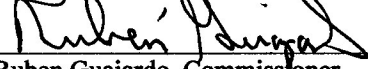
Mayor Pro-Tem Wade made a motion to proceed as discussed in Executive Session. The motion was seconded by Commissioner Guajardo and passed unanimously.

13.) ADJOURN.

There being no further business to discuss, Commissioner Guajardo made a motion to adjourn the meeting. The motion was seconded by Commissioner Lopez and passed unanimously.

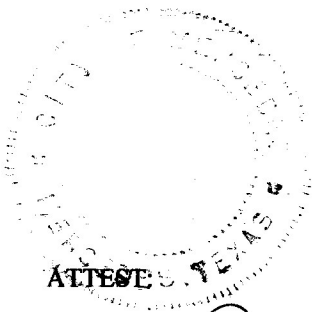

Henry Hinojosa, Mayor

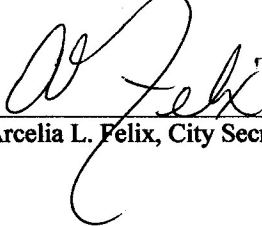

James Howard Wade, Jr., Mayor Pro-Tem


Ruben Guajardo, Commissioner


Jose M. Gomez, Commissioner


Armando Lopez, Commissioner




Arcelia L. Felix, City Secretary