

MERCEDES CITY COMMISSION  
REGULAR MEETING  
DECEMBER 2, 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  
Ricardo Garcia City Manager  
Juan Molina City Attorney

MEMBERS ABSENT: None

Staff: Amanda Morales, Marisol Vidales, Hernan Gonzalez, Jaime Sandoval, and Frank Rios.

**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 with Commission Guajardo entering during item #7.

**3.) INVOCATION.**

Jodie Martinez led the invocation.

**4.) PLEDGE OF ALLEGIANCE.**

Mayor Pro-Tem Wade led the pledge of allegiance.

**5.) OPEN FORUM-**

Ernesto Arredondo Marketing Director for the Rio Grande Valley Premium Outlets addressed the commission regarding the cleanup at the old H&H facility. He said that he and the staff as well as many shoppers at the outlets are happy to see the building torn down and look forward to seeing new development at the site.

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

**A.) APPROVAL OF MINUTES FOR CITY COMMISSION MEETING (S) HELD NOVEMBER 18, 2014.**

**B.) APPROVAL OF REQUEST FOR USE OF THE CIVIC CENTER ON DECEMBER 9, 2014 BY OMI.**

Commissioner Lopez made a motion to approve all items under consent agenda as presented. The motion was seconded by Mayor Hinojosa and passed unanimously.

**7.) DISCUSSION AND POSSIBLE ACTION ON FIRST READING OF ORDINANCE NO. 2014-17 ESTABLISHING 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., MORE 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 Pro-Tem Wade made a motion to approve the first reading of Ordinance No. 2014-17 establishing a historic Overlay zone. The motion was seconded by Commissioner Lopez and passed unanimously.

**8.) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION #2014-10 AUTHORIZING THE SUBMITTAL OF EDA GRANT APPLICATION IN THE AMOUNT OF \$1.5 MILLION FOR DEVELOPMENT OF A BUSINESS/COMMERCIAL PARK.**

Mayor Hinojosa made a motion to approve resolution #2014-10 authorizing the submittal of EDA Grant application in the amount of \$1.5 Million for development of a business/commercial park. The motion was seconded by Mayor Pro-Tem Wade and passed unanimously.

**9.) DISCUSSION AND POSSIBLE ACTION TO SELECT REYNA & ASSOCIATES TO PREPARE AN EDA GRANT APPLICATION. (CITY MANAGER)**

Commissioner Gomez made a motion to table this item. The motion died for lack of a second. Mayor Pro-Tem Wade made a motion to approve the proposed agreement for Reyna & Associates to prepare an EDA grant application. The motion was seconded by Commissioner Guajardo and passed with the following vote: Commissioner Guajardo- In favor; Commissioner Lopez- In favor; Mayor Hinojosa- In favor; Mayor Pro-Tem Wade- In favor; Commissioner Gomez – Against.

**10.) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION #2014-11 AUTHORIZING THE SUBMITTAL OF A PARKS & WILDLIFE GRANT APPLICATION IN THE AMOUNT OF \$500,000.**

The grant funds would be used in the development of a park around the site of the safe shelter dome facility. Commissioner Guajardo made a motion to authorize the submittal of a Parks & Wildlife grant application in the amount of \$500,000. The motion was seconded by Commissioner Lopez and passed unanimously.

**11.) DISCUSSION AND POSSIBLE ACTION TO SELECT CARLOS COLINAS VARGAS & ASSOCIATES TO PREPARE A PARKS & WILDLIFE GRANT APPLICATION.**

Commissioner Guajardo made a motion to approve the agreement presented for Carlos Colinas Vargas & Associates to prepare a Parks & Wildlife grant application. The motion was seconded by Commissioner Lopez and passed unanimously.

**12.) DISCUSSION AND POSSIBLE ACTION ON SELECTION OF HOLLIS RUTLEDGE & ASSOCIATES FOR CONSULTANT SERVICES. (CITY MANAGER)**

Commissioner Guajardo made a motion to approve an agreement with Hollis Rutledge and Associates for consultant services for a period of three months. The motion was seconded by Commissioner Gomez and passed unanimously.

**13.) CONSIDERATION AND APPROVAL OF A RESOLUTION RELATING TO ESTABLISHING THE CITY'S INTENTION TO REIMBURSE ITSELF FOR THE PRIOR LAWFUL EXPENDITURE OF FUNDS RELATING TO CONSTRUCTING VARIOUS CITY IMPROVEMENTS FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY FOR AUTHORIZED PURPOSES; AUTHORIZING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE. (#2014-12)**

Commissioner Guajardo made a motion to approve Resolution #2014-12 relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various city improvements from the proceeds of tax-exempt obligations to be issued by the city for authorized purposes; authorizing other matters incident and related thereto; and providing an effective date. The motion was seconded by Commissioner Lopez and passed unanimously.

**14.) CONSIDERATION AND APPROVAL OF A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF MERCEDES, TEXAS AUTHORIZING AND APPROVING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12; AND PROVIDING AN EFFECTIVE DATE. (#2014-13)**

Commissioner Guajardo made a motion to approve resolution #2014-13 authorizing and approving publication of notice of intention to issue certificates of obligation; complying with the requirements contained in Securities and Exchange Commission rule 15C2-12; and providing an effective date. The motion was seconded by Mayor Pro-Tem Wade and passed unanimously.

**15.) PRESENTATION OF HISTORIC CITY HALL REPORT.**

Andy Mata of Negrete & Associates made a presentation regarding proposed renovations of the old Fire station building. A study of the building found that the building is structurally sound and does not present any big obstacles to renovation. Proposed changes include demolition of structures on the North and West sides of the Original building and the addition of courtyards, fountains and landscaping. All work would be in compliance with all state and local historic preservation guidelines. There was no action taken on this item.

Mayor Hinojosa called the meeting into Executive Session at 6:46 p.m.

**16.) EXECUTIVE SESSION:**

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

**-DISCUSSION REGARDING PERSONNEL. - TEXAS GOVERNMENT CODE, SECTION 551.074 – PERSONNEL.**

**-DISCUSSION REGARDING PROJECT RIOS - ECONOMIC DEVELOPMENT - SECTION 551.087, TEXAS GOVERNMENT CODES ANNOTATED. - ECONOMIC DEVELOPMENT.**  
**-DISCUSSION REGARDING PROJECT 150 - ECONOMIC DEVELOPMENT - SECTION 551.087, TEXAS GOVERNMENT CODES ANNOTATED. - ECONOMIC DEVELOPMENT.**  
There was no action taken during Executive Session.

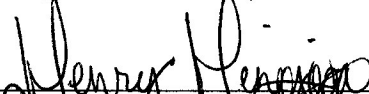
Mayor Pro-Tem Wade called the meeting back to order at 8:50 p.m.

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

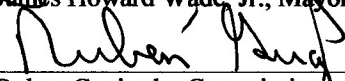
Commissioner Guajardo made a motion to proceed as discussed in executive session on project Rios and project 150. The motion was seconded by Commissioner Lopez and it passed unanimously.


**18.) ADJOURN.**

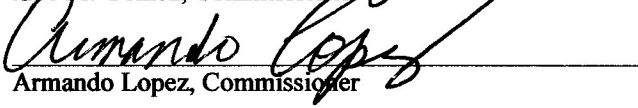
There being no further business to discuss, Commissioner Guajardo made a motion to adjourn the meeting at 8:51. Commissioner Lopez seconded the motion and it passed unanimously.

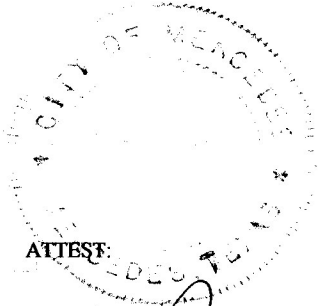
  
Henry Hinojosa, Mayor

  
James Howard Wade, Jr., Mayor Pro-Tem

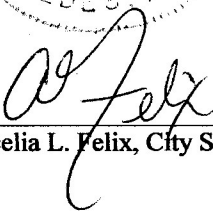
  
Ruben Guajardo, Commissioner

  
Jose M. Gomez, Commissioner

  
Armando Lopez, Commissioner



ATTEST:

  
Arcelia L. Felix, City Secretary