

MERCEDES CITY COMMISSION
REGULAR MEETING
NOVEMBER 15, 2016 -6:00 P.M.
MERCEDES CITY HALL - COMMISSION CHAMBERS

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

MEMBERS ABSENT: Commissioner Ruben Guajardo

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

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.

Reverend Jacquez said the invocation.

4.) PLEDGE OF ALLEGIANCE.

Commissioner Wade led the pledge of allegiance.

5.) OPEN FORUM.

There were no comments from the public.

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

A.) APPROVAL OF MINUTES FOR CITY COMMISSION MEETING (S) HELD NOVEMBER 1, 2016. B.) RATIFY REQUEST FOR USE OF CIVIC CENTER ON NOVEMBER 15, 16 AND 18TH BY MERCEDES ISD CURRICULUM CENTER. C.) APPROVAL OF REQUEST FOR USE OF THE CIVIC CENTER ON FEBRUARY 10TH BY MERCEDES ISD TIGER BAND BOOSTER. D.) APPROVAL OF REQUEST FOR USE OF THE CIVIC CENTER ON DECEMBER 11TH BY MERCEDES ISD TIGER BAND BOOSTER. E.) APPROVAL OF REQUEST FOR USE OF THE CIVIC CENTER ON DECEMBER 13TH BY CH2MHILL (OMI). F.) APPROVAL OF REQUEST TO USE AMERICAN EXPRESS CORPORATE CASH BACK CARD.

Commissioner Gomez made a motion to approve all items under Consent Agenda as presented. The motion was seconded by Mayor Pro-Tem Lopez and passed unanimously.

7.) PUBLIC HEARING AND FORMAL ACTION REGARDING A HISTORIC DISTRICT OVERLAY ZONE LOCATED AT 337 S. MISSOURI AVE, MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE, LOTS 5 & 6 BLK 16; 860 A&B S. FLORIDA ST., MORE PARTICULARLY DESCRIBED AS EAST MERCEDES LOT 2 BLK 2; 817 IOWA ST., MORE PARTICULARLY DESCRIBES AS EAST MERCEDES LOT 5 BLK 2; 801 IOWA ST., MORE PARTICULARLY DESCRIBED AS EAST MERCEDES LOT 1,2,3,4 BLK 3; 731 IOWA ST., MORE PARTICULARLY DESCRIBED AS EAST MERCEDES E ½ OF LOT 8 BLK 2; 719 IOWA ST., MORE PARTICULARLY DESCRIBED AS EAST MERCEDES LOT 9 BLK 2; 1441 CAPISALLO ST., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE 170'X290' BLK 177; 333 SOUTH OHIO AVE., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE LOTS 1 THRU 11 BLK 128 & LOTS 1 THRU 16 BLK 124; 706 S. OHIO ST., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE LOTS 19-20 BLK 124; 100 E. HWY 83, MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE LOT 1-4 INCL A 20'X220' OF ABANDONED R/W STRIP BLK 34; 208 S. ILLINOIS, MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE LOT 5-8 BLK 34; 1002 W. 2ND ST., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE - E ½ -S15.5' LOT 5 & E ½ LOT 6 BLK 104; 619 W. 2ND ST., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE 50 X 150 BLK 5; AND 322 S. VERMONT AVE., MORE PARTICULARLY DESCRIBES AS MERCEDES ORIGINAL TOWNSITE LOTS 16-17-18-19-20-21-22-23 BLK 105, MERCEDES, HIDALGO COUNTY, TEXAS. THE ENTITY MAKING THE REQUEST IS THE CITY OF MERCEDES.

- FIRST READING OF ORDINANCE NO. 2016-16 REGARDING A HISTORIC DISTRICT OVERLAY ZONE LOCATED AT 337 S. MISSOURI AVE, MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE, LOTS 5 & 6, BLK 16; 860 A&B S. FLORIDA ST., MORE PARTICULARLY DESCRIBED AS EAST MERCEDES LOT 2 BLK 2; 817 IOWA ST., MORE PARTICULARLY DESCRIBES AS EAST MERCEDES LOT 5 BLK 2; 801 IOWA ST., MORE PARTICULARLY DESCRIBED AS EAST MERCEDES LOT 1,2,3,4 BLK 3; 731 IOWA ST., MORE PARTICULARLY DESCRIBED AS EAST MERCEDES E ½ OF LOT 8 BLK 2; 719 IOWA ST., MORE PARTICULARLY DESCRIBED AS EAST MERCEDES LOT 9 BLK 2; 1441 CAPISALLO ST., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE 170'X290' BLK 177; 333 SOUTH OHIO AVE., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE LOTS 1 THRU 11 BLK 128 & LOTS 1 THRU 16 BLK 124; 706 S. OHIO ST., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE LOTS 19-20 BLK 124; 208 S. ILLINOIS, MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE LOT 5-8 BLK 34; 1002 W. 2ND ST., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE – E ½ -S15.5' LOT 5 & E ½ LOT 6 BLK 104; 619 W. 2ND ST., MORE PARTICULARLY DESCRIBED AS MERCEDES ORIGINAL TOWNSITE 50 X 150 BLK 5; AND 322 S. VERMONT AVE., MORE PARTICULARLY DESCRIBES AS MERCEDES ORIGINAL TOWNSITE LOTS 16-17-18-19-20-21-22-23 BLK 105, MERCEDES, HIDALGO COUNTY, TEXAS.

Mayor Hinojosa opened the public hearing at 6:03 p.m. Library Director Marisol Vidales explained that only four homeowners agreed to be included in the overlay zone; the owners of 817 Iowa St., 337 S. Missouri Ave., 208 S. Illinois, and 322 S. Vermont Ave. Esmer Guerrero asked what the economic impact of the Historic Overlay zone would have on the City. Ms. Vidales explained that the historic properties would attract tourists to the City. Mayor Hinojosa closed the public hearing at 6:13 p.m.

Commissioner Wade made a motion to approve the first reading of Ordinance No. 2016-16 regarding a Historic District Overlay Zone located at 337 S. Missouri Ave, more particularly described as Mercedes Original Townsite, Lots 5 & 6, Blk 16; 817 Iowa st., more particularly describes as east Mercedes lot 5 blk 2; 208 s. Illinois, more particularly described as Mercedes original Townsite lot 5-8 blk 34; 322 s. Vermont ave., more particularly describes as Mercedes original Townsite lots 16-17-18-19-20-21-22-23 blk 105, Mercedes, Hidalgo County, Texas. The motion was seconded by Mayor Hinojosa and passed unanimously.

8.) PRESENTATION OF DEVELOPMENT CORPORATION OF MERCEDES, INC. MONTHLY REPORT.

EDC Executive Director Hernan Gonzalez updated the Commission on the EDC's ongoing projects. There was no action taken on this item.

9.) DISCUSSION AND POSSIBLE ACTION OF PRELIMINARY AND FINAL PLAT FOR HARBOR SUBDIVISION.

Commissioner Wade made a motion to approve the preliminary and final plat for The Harbor Subdivision with the stipulation that all caveats previously discussed with the developers be adhered to. The motion was seconded by Mayor Hinojosa and passed unanimously.

10.) DISCUSSION AND POSSIBLE ACTION ON WAIVER TO THE 1:3 WIDTH TO LENGTH RATIO FOR NEUHAUS SUBDIVISION.

Commissioner Guajardo made a motion to approve the 1:3 width to length ratio four Neuhaus subdivision. The motion was seconded by Mayor Pro-Tem Lopez and passed unanimously.

11.) DISCUSSION AND POSSIBLE ACTION OF PRELIMINARY AND FINAL PLATS FOR NEUHAUS ACRES SUBDIVISION, BEING A 2.33 GROSS ACRE TRACT OF LAND OUT OF BLOCK 101, LOT 15, CAMPACUAS, HIDALGO COUNTY, TEXAS.

Commissioner Guajardo made a motion to approve the preliminary and final plats for Neuhaus acres subdivision, being a 2.33 gross acre tract of land out of block 101, Lot 15, Campacuas, Hidalgo County, Texas. The motion was seconded by Mayor Pro-Tem Lopez and passed unanimously.

12.) PRESENTATION OF DEPARTMENT MONTHLY REPORTS.

There was no action taken on this item.

Mayor Hinojosa called the meeting into Executive Session at 6:25 p.m.

13.) 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 CONCERNING PROJECT M. – SECTION 551.087 AND SECTION 551.072, TEXAS GOVERNMENT CODES ANNOTATED – ECONOMIC DEVELOPMENT AND REAL ESTATE.

- DISCUSSION REGARDING POSSIBLE ACQUISITION OF A 5 ACRE TRACT OUT OF BLK 44 MERCEDES ORIGINAL TOWNSITE. – REAL ESTATE - AND SECTION 551.072, TEXAS GOVERNMENT CODES ANNOTATED- REAL ESTATE

There was no action taken during Executive Session.

Mayor Hinojosa called the meeting back to order at 7:44 p.m.

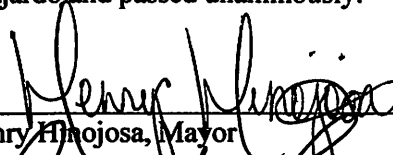
14.) DISCUSSION AND POSSIBLE ACTION REGARDING ITEM(S) DISCUSSED IN EXECUTIVE SESSION.

Mayor Hinojosa made a motion to table the item regarding acquisition of a 5acre tract of land. The motion was seconded by Commissioner Guajardo and passed unanimously.

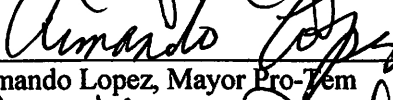
Commissioner Wade made a motion to proceed as discussed in Executive Session on Project M. The motion was seconded by Commissioner Guajardo and passed unanimously.

15.) ADJOURN.

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



Henry Hinojosa, Mayor




Armando Lopez, Mayor Pro-Tem



James Howard Wade, Jr., Commissioner

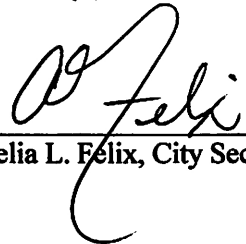


Jose M. Gomez, Commissioner



Ruben Guajardo, Commissioner

ATTEST:



Arcelia L. Felix, City Secretary