

MERCEDES CITY COMMISSION
REGULAR MEETING
MAY 17, 2016 -6:00 P.M.
DEVELOPMENT CORPORTION OF MERCEDES, INC. MEETING ROOM

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

MEMBERS ABSENT: none

Staff: Amanda Morales, Jaime Sandoval, Frank Rios, Marisol Vidales, Olga Maldonado 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 Jacques led the invocation.

4.) PLEDGE OF ALLEGIANCE.

Commissioner Gomez led the pledge of allegiance.

Mayor Hinojosa made a motion to move to item 7 and return to consent agenda after item 8. The motion was seconded by Commissioner Wade and passed unanimously.

7.) Canvass of 2016 City Officer's election for Commissioner Place 2 and Commissioner Place 4.

Mayor Hinojosa read the results of the election held May 7, 2016. They are as follows:

Commissioner Place 2
Joaquin Hernandez.....202
Howard Wade.....737
Herlinda (Linda) Briones Ochoa.....68
Leonel Benavidez.....331

Commissioner Place 4
Nora Martinez.....94
Ramon Mejia.....208
Ruben "Chano" Guajardo.....726
Julian Valdez.....306

A total of 1,350 votes were cast as follows: 312 votes were cast on Election Day; 875 votes were cast during early voting; 163 absentee ballots were cast and no provisional votes were cast.

Mayor Hinojosa declared James Howard Wade, Jr. was the top vote getter for Commissioner Place 2; therefore he is the winner for that place. Ruben "Chano" Guajardo was the top vote getter for Commissioner Place 4.

8.) Administer Oath of Office to newly elected Commissioner Place 2 and Commissioner Place 4.

Secretary of State Carlos Cascos administered the oath of office for Commissioner Place 2 James Howard Wade, Jr. Commissioner Wade thanked the community for their votes.

Mayor Hinojosa announced that the meeting would break for a small reception. Mayor Hinojosa called the meeting back to order at 6:25 p.m.

5.) OPEN FORUM.

Esmer Guerrero spoke about rules being broken by people at the Civic Center during early voting.
Jeff Riviera spoke about the capital improvements done around the city in the last few years and the new businesses coming into Mercedes.
Juanita Rangel spoke in support of the decisions being made by the City Commission and the work being done by city staff.

6.) Consent Agenda (Ordinance No. 98-21):

A.) Approval of Minutes for City Commission meeting (s) held May 3, 2016. B.) Approval of utility account write offs for 2010-2011. C.) Approval of Mercedes ISD Child nutrition services at Recreation Center and Safedome. D.) Approval of Resolution #2016-08 accepting contract work with Southern Trenchless Solutions, LLC under Texas Water Development Board project TWDB-CWSRF Project No. 73642. E.) Approval of

change order #3 to the contract with D. Wilson Construction on adjustment of quantities. F.) Approval of Resolution #2016-09 authorizing review of Texas Gas Service Company's Cost of Service adjustment. Mayor Hinojosa made a motion to approve all items under consent agenda with one change to the list of utility account write-offs for 2010-2011. The accounts for the former H&H factory will remain on the list due to a bankruptcy. The motion was seconded by Commissioner Wade and passed unanimously.

9.) Discussion and possible action on selection of Mayor Pro-Tem

Mayor Hinojosa made a motion to appoint Commissioner Lopez as Mayor Pro-Tem. The motion was seconded by Commissioner Guajardo and passed unanimously.

10.) Presentation of Development Corporation of Mercedes, Inc. monthly report. (H. Gonzales).

EDC Executive Director presented the Development Corporation of Mercedes, Inc. monthly report. There was no action taken on this item.

11.) Discussion and Possible Action of Preliminary and Final Plat for Orchard Grove Villas Subdivision, being 6.00 Acre Tract of Land out of Lot 5, Block 42, Capisallo District Subdivision, Mercedes, Hidalgo County.

Mayor Hinojosa made a motion to approve the preliminary and final plat for Orchard Grove Subdivision, being 6.00 acre tract of land out of Lot 5, Block 42, Capisallo District Subdivision, Mercedes, Hidalgo County. The motion was seconded by Mayor Pro-Tem Lopez and passed unanimously.

12.) Public Hearing and Formal Action regarding a re-zoning from "B Two Family Residence" to "B Business" for a commercial development. The property is located at 1098 W. Expressway 83, more particularly described as 4.376 AC out of Block 67, Mercedes Original Townsite, Mercedes, Hidalgo County, Texas. The entity making the request is Texas Valley Community Foundation.

Mayor Hinojosa opened the public hearing at 6:53 p.m. Steve Gano, the developer of the project proposed for the site. Ramon Mejia asked to know what type of business would be going up on the property. Mayor Hinojosa Closed the public hearing at 6:56 p.m.

-First reading of Ordinance No. 2016 – 06 re-zoning property located at 1098 W. Expressway 83, more particularly described as 4.376 Ac. Out of Block 67, Mercedes Original Townsite, Mercedes, Hidalgo County, Texas from "B Two Family Residence" to "B Business" for a commercial development.

Mayor Hinojosa made a motion to approve the first reading of Ordinance No. 2016-06 rezoning property located at 1098 W. Expressway 83, more particularly described as 4.376 Ac. Out of Block 67, Mercedes Original Townsite, Mercedes, Hidalgo County, Texas from "B Two Family Residence" to "B Business" for a commercial development. The motion was seconded by Commissioner Guajardo and passed unanimously.

13.) Public Hearing and Formal Action regarding a re-zoning from "B Two Family Residence" to "B Business" for a Mechanical/ Body Shop. The property is located at 110 N. Missouri Ave., more particularly described as Lot 14-16, Block 48, Mercedes Original Townsite, Mercedes, Hidalgo County, Texas. The person making the request is Elias and Dalia A. Gonzalez.

Mayor Hinojosa opened the public hearing at 6:58 p.m. Assistant City Manager Jaime Sandoval explained that the request was denied by the Planning and Zoning Committee at their last meeting due to the City's land use map. The area in question is listed as "Medium Density Residential" and does not support a business going into the area. Elias Gonzalez addressed the Commission regarding his request for the rezone. Mayor Hinojosa closed the public hearing at 7:04 p.m.

- First reading of Ordinance No. 2016-07 re-zoning property located at 110 N. Missouri Ave., more particularly described as Lot 14-16, Block 48, Mercedes Original Townsite, Mercedes, Hidalgo County, Texas from "B Two Family Residence" to "B Business" for a Mechanical/ Body Shop.

Commissioner Guajardo made a motion to table the item for further evaluation by staff. The motion was seconded by Commissioner Wade and passed unanimously with Mayor Pro-Tem Lopez abstaining.

14.) Discussion and possible action regarding an amendment to Ordinance No 2012-12.

The current Ordinance requires that vehicle storage facilities be located within two miles of the city limits. The proposed amendment would increase that requirement to three miles. Commissioner Wade made a motion to approve amendments to Ordinance No. 2012-12. The motion was seconded by Mayor Pro-Tem Lopez and passed unanimously.

15.) Presentation of department monthly reports.

There was no action taken on this item.

Mayor Hinojosa called the meeting into Executive Session at 7:10 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 Whata D. – Section 551.087, Texas Government Codes Annotated. Economic Development.

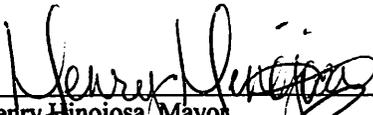
There was no action taken during Executive Session.

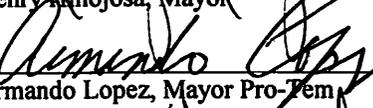
17.) Discussion and possible action regarding item(s) discussed in Executive Session.

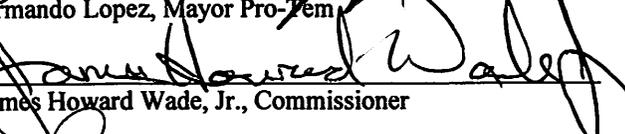
Commissioner Guajardo made a motion to proceed as discussed in Executive Session. The motion was seconded by Mayor Pro-Tem Lopez and passed unanimously.

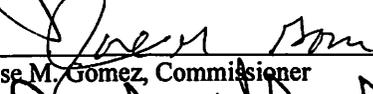
18.) Adjourn.

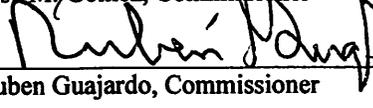
There being no further business to discuss, Mayor Hinojosa adjourned the meeting.


Henry Hinojosa, Mayor

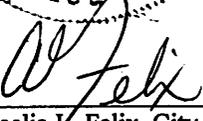

Armando Lopez, Mayor Pro-Tem


James Howard Wade, Jr., Commissioner


Jose M. Gomez, Commissioner


Ruben Guajardo, Commissioner




Arcelia L. Felix, City Secretary