

**MERCEDES CITY COMMISSION
REGULAR MEETING
FEBRUARY 4, 2020 – 6:00 P.M.
MERCEDES CITY HALL – COMMISSION CHAMBERS**

MEMBERS PRESENT: Henry Hinojosa Mayor
Leandro Villarreal Mayor Pro-Tem
Cristella De Leon Hernandez Commissioner
Leonel Benavidez Commissioner
Jose M. Gomez Commissioner

MEMBERS ABSENT: NONE

STAFF PRESENT: Sergio Zavala City Manager
Anthony Troiani City Attorney
Joselynn Castillo City Secretary
Nereida Perez Finance Director
Dagoberto Chavez ACM/Police Chief
Marisol Vidales Library Aide
Hugo Perales I.T Director
Kristine Longoria City Secretary Clerk

Juan Vega Jr, Gerardo Garza, Ysidro Lopez, Ricardo Garcia, Jose Luis Celedon, Fermin Morales, Oscar Gonzalez, Isidro Alvarado, Albert Agueros, Luz Oviedo, Daniel Sustaita, Jose Pedraza, Juan Martinez, Roel Vera, Ruben Gonzalez, Miguel Mar, Jorge Saenz, Orlando Diaz, Enrique Espinoza, and Mary Salinas

1.) CALL MEETING TO ORDER.

Mayor Hinojosa welcomed everyone to the meeting and called the meeting to order at 6:00 P.M.

2.) ESTABLISH QUORUM.

All members of the Commission were present which constituted a full quorum.

3.) INVOCATION.

Reverend De Los Santos was voice for those present by expressing an inspired invocation.

4.) PLEDGE OF ALLEGIANCE.

Mayor Pro-Tem Villarreal led in the Pledge of Allegiance.

5.) OPEN FORUM-

- Mr. Jacob Howell stated his opinion on City goals which includes improving Mercedes, accountability, responsibility, communication, and positive change.
- Ms. Laura Alvarado expressed her concern regarding the sewer issues at her home and recommends trainings for the employees on water and sewer issues. Ms. Alvarado announced she will be running for Commissioner Pl. 3.
- Mr. Edelmiro Dominguez expressed his gratitude to the Public Works department for the speed humps on 10th street to 15th street. Mr. Dominguez stated a concern with safety for the citizens when vehicles that park on the sidewalk.
- Mr. David Garza stated that the rules, ordinances and charter could be updated and continues by stating the rules, ordinances, and charter will work if followed. Mr. Garza expressed his concern with the Open records department due to a request form being provided for information which is not open records.
- Mr. David Mariscal expressed his concern with flooding, drainage issued and recommends to seek county funding for drainage.

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

A.) APPROVAL OF MINUTES FOR CITY COMMISSION MEETING (S) HELD JANUARY 21, 2020.

B.) 2ND AND FINAL READING OF ORDINANCE 2020-01

C.) APPROVAL OF INTERLOCAL COOPERATION AGREEMENT BETWEEN THE COUNTY OF HIDALGO, TEXAS AND THE CITY OF MERCEDES, TEXAS ON BEHALF OF DR. HECTOR P. GARCIA MEMORIAL LIBRARY IN ORDER TO PROVIDE LIBRARY SERVICES TO COUNTY RESIDENTS.

Mayor Pro-Tem Villarreal made a motion to approve all items under consent agenda. Commissioner Hernandez seconded the motion. Upon a called vote, the items were approved unanimously.

7.) CITY MANAGER COMMENTS.

Mr. Zavala addressed the concern regarding a sign that was placed by Municipal Court that stated no caps or cell phones, sanitary sewer's staff duties and monies for training. Mr. Zavala stated the vacant property behind Coach's Pharmacy. He stated he met with the Union Pacific, owners of the property, regarding a retention pond in the area. Commissioner Benavidez stated he and Commissioner Gomez had requested an item be placed on the agenda regarding communication with City Manager, and was not placed on the agenda.

8.) PRESENTATION OF EXTRAORDINARY PERSONAL ACTION AWARD TO BE PRESENTED TO OFFICER JORGE SAENZ FOR SAVING A HUMAN LIFE WITH CPR.

Chief Chavez informed all present that Officer Jorge Saenz Jr. saved a man's life with CPR. Mr. Chavez commended Officer Saenz hard work to help the man whose heart stopped in the parking lot of the Outlet Mall. Chief Chavez presented Officer Saenz with a token of appreciation.

9.) DISCUSSION AND POSSIBLE ACTION ON ORDINANCE TO AMEND THE CITY OF MERCEDES' SUBDIVISION ORDINANCE TO ADD A PROVISION FOR EXTENDING A SUBDIVISION PLAT'S APPROVAL.

Mr. Zavala informed the Commission that other cities typically have a provision for extending a subdivision plat's approval. The Ordinance will allow for a more development friendly atmosphere. The current ordinance has an absolute time frame of one year. Commissioner Gomez commented regarding the reason for the extension if the plat's approval has expired. Mr. Zavala responded that the item is to amend the ordinance to have an extending provision that will be subject to Commission approval. Commissioner Benavidez asked if there was an ongoing project that makes this item urgent. Mr. Zavala stated this amendment will help all developers and stated it would currently will help Hacienda Olivia. Mr. David Garza stated the amendment cannot be retroactive. Mr. Zavala stated the motion can be made to be retroactive to the date of expiration.

After a brief discussion, Mayor Pro-Tem Villarreal made a motion to approve item 9. Commissioner Hernandez seconded the motion. Upon a called vote, the item was passed unanimously. Commissioner Benavidez asked if the Ordinance be backdated. Mr. Zavala stated all will have an opportunity to request the extension.

10.) DISCUSSION AND ACTION TO APPROVE A RESOLUTION ADOPTING THE WORKPLAN AND BUDGET FOR URBAN COUNTY PROGRAM YEAR 33 (2020).

Mary Salinas addressed the Commission regarding the workplan. The Children's Advocacy and Nuestra Clinica del Valle requested an increase. The Library decreased their amount and

Mayor Pro-Tem Villarreal made a motion to approve Item 10. Commissioner Benavidez seconded the motion. Upon a called vote, the item was passed unanimously.

11.) DISCUSSION AND POSSIBLE ACTION TO CONVEY CITY-OWNED PROPERTIES, BEING LOTS 19 & 20, BLOCK 70, MERCEDES ORIGINAL TOWNSITE VIA SEALED BID; OR IF 'NOT AWARDED', THEN TO POSSIBLY AUTHORIZE STAFF TO RE-SOLICIT.

Mr. Zavala informed the Commission that the City has 2 surplus lots that measure 50' x 150' each. Sealed proposals were sought and the bids came from the following:

	Lot 19	Lot 20	Total
Diana Gonzalez	\$5,125	\$5,125	\$10,250
Renata Ledesma	\$13,250	\$6,000	\$19,250
Tomas Curiel	\$10,000	\$10,000	\$20,000
Jose M. Cantu Jr.	\$7,500.75	\$7,500.75	\$15,001.50

After discussion, Commissioner Gomez made a motion to award Lot 19 to Renata Ledesma for \$13,250 and Lot 20 to Tomas Curiel for \$10,000. Commissioner Benavidez seconded the motion. Upon a called vote, the item passed unanimously.

12.) PRESENTATION AND POSSIBLE ACTION TO AUTHORIZE 3% BASE PAY ADJUSTMENTS TO THE CITY'S LABOR & UTILITY WORK FORCE FROM VARIOUS DEPTS.

Mr. Zavala informed the Commission that the Labor and Utility staff at Public Works always aids in any circumstance, including emergencies, no matter the weather. Mr. Zavala stated the 3% increase will be an appreciation of all their hard work and loyalty to the City. Commissioner Gomez asked if other employees receive an

increase and stated the increase should be considered for all employees. Mr. Zavala stated there has been an increase this year for clerical and labor workforce. There was discussion regarding if all staff received an increase. Commissioner Benavidez stated that public works received 2 raises and also commented about the other items that need attention.

After brief discussion, Mayor Pro-Tem Villarreal made a motion to approve item 12. Commissioner Benavidez seconded the motion. Upon a called vote, the motion passed unanimously.

13.) DISCUSSION AND ACTION ON RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT-RECREATIONAL TRAILS GRANT PROGRAM.

Mr. Isaac Huacuja presented to the Commission the project regarding Hike and Bike Trail along Arolo Colorado. The Resolution is not required but is recommending to approve to submit to the State. Mayor Hinojosa recommended Mr. Huacuja to get in contact with Mr. Ron Garza from LRGDC about the City's Project.

After discussion, Commissioner Benavidez made a motion to approve item 13. Mayor Pro-Tem Villarreal seconded the motion. Upon a called vote, the motion passed unanimously.

14.) DISCUSSION AND POSSIBLE OF PRELIMINARY AND FINAL PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 15.52 ACRES, CONSISTING OF 8.25 ACRES OF FARM TRACT 2040 & 7.27 ACRES OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION ETJ DEVELOPER: ROBERT CLOSNER, VP OF BASELINE PROPERTIES ENGINEER: JCS ENGINEERING & SURVEYING.

Mr. Zavala stated the Subdivision was approved by P&Z and Commission in 2017. The subdivision does meet City Code. The proposal is for 22 Lots that are ½ Acres and water services will be provided by North Alamo Water Supply. Sanitary Sewer will be septic tanks and the Drainage Report has been accepted by Hidalgo County Drainage District #1. The Developer is excavating more to make up for the Subdivision 1 and 2 to divert rain water. Commissioner Benavidez made a motion to approve item 14. Mayor Pro-Tem Villarreal seconded the motion. Upon a called vote, the item was approved unanimously.

Mayor Hinojosa called the meeting into Executive Session at 7:02 PM.

15.) EXECUTIVE SESSION:

-DISCUSSION WITH ATTORNEY REGARDING PROESS FOR EVALUATION DUTIES AND RESPONSIBILITIES OF THE CITY MANAGER. PURSUANT TO CITY OF MERCEDES CITY CHARTER ARTICLE IV (BENAVIDEZ & GOMEZ)

Mayor Hinojosa called the meeting back to order at 7:18 P.M.

16.) ADJOURN.

Commissioner Benavidez made a motion to adjourn. Mayor Pro-Tem Villarreal seconded the motion. The meeting was adjourned at 7:18 P.M.