

City Council

200 North Brazil

Los Fresnos, TX 78566

Regular Meeting

<http://citylf.cloudaccess.net/en/>

~ Minutes ~

Tuesday, February 10, 2015

6:00 PM

City Hall

Agenda

1. Call meeting to order
2. Invocation and Pledge of Allegiance
Mayor Narvaez gave the Invocation and led the audience in the Pledge of Allegiance.

Visitor Remarks - To speak you must sign in with City Secretary prior to the meeting and you have a limits of 3 minutes to speak.

There were no comments.

Consent Agenda

Approval or rejection to approve Minutes from January 13, 2015, January 20, 2015 and January 27, 2015.Adopted

Minutes from January 13, January 20 and January 27 meetings were approved.

Tom Jones made a motion to approve Approval or rejection to approve Minutes from January 13, 2015, January 20, 2015 and January 27, 2015., seconded by Javier Mendez the vote was [Unanimous].

Approval or rejection to acknowledge the financial report and cash investment report for the first quarter ending December 31, 2014.Adopted

Investment report for the first quarter ending December 31, 2014 was approved.

Tom Jones made a motion to approve Approval or rejection to acknowledge the financial report and cash investment report for the first quarter ending December 31, 2014., seconded by Javier Mendez the vote was [Unanimous].

Public Hearing

Public Hearing to receive comments from the public on the review performance and to obtain comments regarding the 2013 Texas CDBG Program for the Community Development Contract 713301.No Action

Mayor Narvaez opened the public hearing at 6:04 p.m.

Ms. Oralia Cardenas from GrantWorks was present. Ms. Cardenas stated that the project for the CDBG Grant 713301 was complete. There were 3 streets paved, Ebony, Pecan

and Magnolia, drainage work was done and improvements to a lift station. There have been no complaints filed.

Mayor Narvaez closed the public hearing at 6:07 p.m.

made a motion to approve Public Hearing to receive comments from the public on the review performance and to obtain comments regarding the 2013 Texas CDBG Program for the Community Development Contract 713301., seconded by the vote was .

Action Items

Consideration and approval of a Resolution authorizing the submission of a Community Development Block Grant application to the Texas Department of Agriculture for the Community Development Fund; authorizing the Mayor to act as the Executive Officer and authorized representative in all matters pertaining to the participation in the Community Development Block Grant Program.Adopted

Mr. Milum stated that Council had discussed this at prior meetings with public input and Council comments that the City will apply for the CDBG grant funds for street improvements for Sixth Street from Pita to Coma Street, Ninth Street from Arroyo Boulevard to Pita Street and Ninth Street from Pita Street to Coma Street.

Motion was made and seconded to approve Resolution authorizing the submission of a Community Development block Grant application to the Texas Department of Agriculture for the Community Development fund; authorizing the Mayor to act as the Executive Officer and authorized representative in all matters pertaining to the participation in the Community Development block Grant Program.

Polo Narvaez made a motion to approve Consideration and approval of a Resolution authorizing the submission of a Community Development Block Grant application to the Texas Department of Agriculture for the Community Development Fund; authorizing the Mayor to act as the Executive Officer and authorized representative in all matters pertaining to the participation in the Community Development Block Grant Program., seconded by Gary Minton the vote was [Unanimous].

Consideration and approval of a Resolution of support, two time per capita waiver and fee waiver to meet the UGLG requirements of TDHCA by the City of Los Fresnos.Adopted

Mr. Milum explained that this resolution is in support of the proposed apartments to be located at the Holiday Out location. The Council previously voted to change the zoning to accommodate the apartment construction. The agreement says the City will waive at least \$85,000 in fees. There will be in excess of \$175,000 in fees and probably closer to \$200,000. The Developers have also agreed to pay the appraised value of the street property the Council has agreed to sell to him or \$95,000 whichever is greater. The \$85,000 is the amount that will give them maximum points in order to rate high for the project to be selected.

The Developer and City Manager answered questions from the Council.

Motion was made and seconded to approve the Resolution of support, two time per capita waiver and fee waiver to meet the UGLG requirements of TDHCA by the City of Los Fresnos.

Tom Jones made a motion to approve Consideration and approval of a Resolution of support, two time per capita waiver and fee waiver to meet the UGLG requirements of TDHCA by the City of Los Fresnos., seconded by Gary Minton the vote was [Unanimous].

Consideration and ACTION to approve the 2014 Racial Profiling Report for the Los Fresnos Police Department. Adopted

Mr. Milum stated that this is the annual report that must be approved and sent to the State. The report shows good results. There have been no complaints filed on racial profiling.

Motion was made and seconded to approve the 2014 Racial Profiling Report for the Los Fresnos Police Department.

Polo Narvaez made a motion to approve Consideration and ACTION to approve the 2014 Racial Profiling Report for the Los Fresnos Police Department., seconded by Yolanda H. Cruz the vote was [Unanimous].

Consideration and ACTION to approve a grant from Homeland Security for 2015 Local Border Security Program. Adopted

Mr. Milum stated that the Police Department has been awarded a \$15,000 grant to specially patrol for drug interdiction and overtime costs.

Mr. Milum, Assistant Chief Hector Gonzalez and Commander Juan Rodriguez answered questions from the Council.

Mr. Jones asked for future we calculate additional costs the City is responsible for that the grant does not cover.

Motion was made and seconded to approve the grant for \$15,000 from Homeland Security for 2015 Local Border Security Program.

Javier Mendez made a motion to approve Consideration and ACTION to approve a grant from Homeland Security for 2015 Local Border Security Program., seconded by Yolanda H. Cruz the vote was [Unanimous].

Consideration and ACTION to nominate of person for the Rio Grande Valley Walk of Fame.
Adopted

Mr. Milum stated that the Council will need to nominate an individual for the Walk of Fame. Councilman Mendez had mentioned Manuel Abrego at the last meeting.

Motion was made and seconded to nominate Manuel Abrego for the RGV Walk of Fame. Polo Narvaez made a motion to approve Consideration and ACTION to nominate of person for the Rio Grande Valley Walk of Fame., seconded by Javier Mendez the vote was [Unanimous].

Consideration and ACTION to appoint two members to the Los Fresnos Housing Authority.
No Action

No action was taken.

made a motion to approve Consideration and ACTION to appoint two members to the Los Fresnos Housing Authority., seconded by the vote was .

Consideration and ACTION on agreements with Boys & Girls Club of Los Fresnos and possible changes to the agreements.
No Action

Mr. Milum stated that after he sent out a letter concerning the Boys & Girls Club he was asked to put this on the agenda for discussion and review. Mr. Milum stated that the Council had copies of the letter, the agreements and the history of funds provided by the City.

Mr. Eddie Barron, Executive Director of the Boys & Girls Club, was present along with three Board members Juan Rodriguez, Aristeo Cano, Jr and Hector Gonzalez.

Mr. Barron stated that the Boys & Girls Club could not let the health worker use their facilities due to they have to pay the cleaning person to come in and open the doors, clean and then lock up. The health people are arriving at 7:30 am and not leaving until almost 10:00 am.

Mr. Barron stated that the City had offered to pay \$2,700 per year for a cleaning person to come in on the days that it was cold or rainy and the health people needed somewhere to exercise. Mr. Barron stated it was not enough money.

Mr. Milum stated that the City had offered to pay \$250 per month not including June, July and August and to let the City Community Health worker become a Club employee, have someone clean every time used, limit number of times used to 90 day during the 9 month period.

It was the consensus of the Council for Mr. Milum and Mr. Barron to get together and works on hours, City to pay for a Boy & Girl staff member to open & close building and for the Community Health Worker Group to use building on bad weather days.

No action was taken.

made a motion to approve Consideration and ACTION on agreements with Boys & Girls Club of Los Fresnos and possible changes to the agreements., seconded by the vote was .

Update by City Manager

A. Wastewater Plant Expansion B. Raw Water Line Upgrade, Filter Replacement, Sludge Removal System C. Development Projects - Paseo Pointe Apartments, Walmart D. Los Fresnos Nature Park E. Hazardous Mitigation Plan F. CDBG Grant G. Park Master Plan H. TPW Trails Grant I. TPW Park Grant J. Certificates of Obligations
No Action

Wastewater Plant Expansion - We are still waiting on approval from TCEQ. Once we have that TWDB will be able to give us final approval to start the bidding process. TCEQ has approved the Discharge Permit.

Raw Water Line Upgrade - Work is complete.

Filter Replacement - Work is complete.

Sludge Removal System - Work is complete.

Development Projects - Paseo Point Apartments is getting closer to being complete and tenants are already living in the completed sections. Wal-Mart opening is scheduled by March 11th.

Los Fresnos Nature park - We have purchased the large portion of the land. The owner of the remaining 2.1 acres still wants 2 times the value of the land so we are in the process of determining how we can utilize the remaining funds of \$154,242.60. If possible I will be making a request to move the remaining funds to begin a master design plan and possible some work.

Hazardous Mitigation Plan - The grant has been approved. The group of cities will meet during the third week of the month to determine the next steps.

CDBG Grant - The paving, drainage and lift station work are complete. Engineers and staff have confirmed completion. The Public Hearing was held earlier in the meeting. Additionally the new CDBG Grant project was approved tonight for street improvements.

Park Master Plan - Completed

TPW Trails Grant - It has been submitted.

TPW Park Grant - In process of working on it. It is due March 31st.

Certificates of Obligations - Lopez Lift Station - Engineering is near complete so we can bid the project. It looks like we will have to include replacement of the force main from the lift station to the plant because the current line is too small. The estimate is \$636,020 including engineering costs and \$49,000 in contingency. The initial estimate was \$480,503 not including the force main.

Water Loop - Engineering is near complete so we can bid the project. There is a chance we can get this funded through TWDB. If we can this will free these funds for something else. The estimate is \$261,222.50 including engineering costs and \$20,125 in contingency.

Evergreen Street - Engineering is complete so we can bid the project. The ROW with the Motel is to be discussed in executive session. The other ROW documents with Los Fresnos Development should be returned any day. The estimate is \$1,575,056.34 plus \$233,019 in engineering fees. The initial estimate was \$1,527,571. The difference is due to 8 foot sidewalks and storm sewer.

Architect & Design of City Hall - We received proposals from 6 firms. The committee will get together to rate the firms in the next few weeks to have a recommendation for the March meeting.

Engineering for Sewer Extension West, Sewer Extension Escalante Road and Sewer Extension Whipple Road - Will work on this in the spring as some might be able to be covered by existing grants.

Purchase of land - completed

made a motion to approve A. Wastewater Plant Expansion B. Raw Water Line Upgrade, Filter Replacement, Sludge Removal System C. Development Projects - Paseo Pointe Apartments, Walmart D. Los Fresnos Nature Park E. Hazardous Mitigation Plan F. CDBG Grant G. Park

Master Plan H. TPW Trails Grant I. TPW Park Grant J. Certificates of Obligations, seconded by the vote was .

Department Head Reports

Financial Report 1. Monthly 2. Year-to-DateNo Action

Mr. Milum answered questions from the Council.
made a motion to approve Financial Report 1. Monthly 2. Year-to-Date, seconded by the vote was .

Public Works Report 1. Water and Wastewater Activity 2. Calls for Service 3. Building PermitsNo Action

Mr. Milum answered questions from the Council.
made a motion to approve Public Works Report 1. Water and Wastewater Activity 2. Calls for Service 3. Building Permits, seconded by the vote was .

Police Department Report 1. Arrests 2. Incidents 3. AccidentsNo Action

Mr. Milum answered questions from the Council.
made a motion to approve Police Department Report 1. Arrests 2. Incidents 3. Accidents, seconded by the vote was .

Municipal Court Report 1. Monthly ReportNo Action

Mr. Milum answered questions from the Council.
made a motion to approve Municipal Court Report 1. Monthly Report, seconded by the vote was .

January 2015 Library ReportNo Action

Mr. Milum answered questions from the Council.
made a motion to approve January 2015 Library Report, seconded by the vote was .

Fire Marshal's Report 1. Monthly ReportNo Action

Mr. Milum answered questions from the Council.
made a motion to approve Fire Marshal's Report 1. Monthly Report, seconded by the vote was .

Closed Session – Deliberation pursuant to Section 551.072, Title 5 of the Texas Government Code, the Texas Open Meetings Act regarding the following:

Closed Session - Deliberation pursuant to Sections 551.072, 551.074 and 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act regarding the following: A. The purchase, exchange, lease, or value of real property. B. Evaluation of City Manager C. Commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.No Action

Mayor Narvaez recessed the meeting at 7:43 p.m.

made a motion to approve Closed Session - Deliberation pursuant to Sections 551.072, 551.074 and 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act regarding the following: A. The purchase, exchange, lease, or value of real property. B. Evaluation of City Manager C. Commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations., seconded by the vote was .

Open Session – Deliberation and possible action regarding the following:

Open Session - Deliberation and possible action regarding the following: A. Purchase, exchange, lease, or value of real property B. Evaluation of City Manager C. Commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.Adopted

Mayor Narvaez called the meeting back to order at 8:30 p.m.

A. Purchase, exchange, lease, or value of real property - Motion was made by Councilmember Jones to approve the recommends agreement with Los Fresnos Inns & Suites to purchase the 10 foot ROW for \$30,000 less the cost of moving the sign and dumpster plus the grant from CDC, seconded by Councilmember Minton and the vote for approval was 5-0.

B. Evaluation of City Manager - No action was taken.

C. Commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting exonomic development negotiations. - Motion was made by Mayor Narvaez to approve the \$9,654 that CDC will pay for a gas line, seconded by Mayor Pro-tem Cruz and the vote for approval was 5-0.

Tom Jones made a motion to approve Open Session - Deliberation and possible action regarding the following: A. Purchase, exchange, lease, or value of real property B. Evaluation of City Manager C. Commercial or financial information that the governmental body seeks to have

locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations., seconded by Gary Minton the vote was [Unanimous].

11. Adjournment

Mayor Narvaez adjourned the meeting at 8:37 p.m.

Presiding Officer of the Council

Recorder