

City Council

200 North Brazil

Special Meeting

Los Fresnos, TX 78566

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

~ Minutes ~

Tuesday, January 23, 2018

6:00 PM

City Hall

Call to Order

The meeting was called to order at 6:00 PM by Mayor Polo Narvaez

Invocation and Pledge of Allegiance

Mr. Milum gave the invocation and led the Audience in the Pledge of Allegiance.

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

There were no comments.

Workshop

Mr. Milum stated because Mr. Juarez had not arrived to direct the Open Meetings Training they would start with discussing the goals for 2018.

Open Meetings Act TrainingNo Action

Mayor Narvaez ended the recess at 7:12pm

Mr. Juarez briefed the Council members on the Open Meetings Act training. Mr Milum began the video for the members.

The Council began to view the training video, Mr. Juarez paused the video throughout to elaborated on some items and answered questions for the council.

made a motion to approve Open Meetings Act Training, seconded by the vote was .

Discussion on Goals & Vision for 2018No Action

Mr. Milum started by explaining the status on grants for Hike & Bike Trail and the Nature Park. Mr. Milum plans to have a meeting with TX-Dot on the engineering for Whipple Road. He let the council know that we have received the historical clearance for the resaca crossings on the Henderson Road Project. Mr. Milum clarified to the council that it was just one of the two environmental clearances needed. We have another that is waiting. Carlos Salazar and Mr Milum went to look at the area to see how we could make it safer for the residents till we get the project started. Mr Salazar ordered signs that will say one lane only and will show a visual as well and white stripes will be painted to hopefully keep traffic towards the middle.

Council member Swain Real's concern was the building project process. He feels we should incentive more development maybe by cutting fees. Mr. Milum and him discussed the annexing process and possible land for future development.

Mr. Milum passed out a handout and explained the advantages and disadvantages to having Mr. Ramos as our inspector. He elaborated on the handout about the plan review, inspections and reinspections Mr. Ramos has conducted. Mr. Milum points out information Pablo Garza had added from other cities showing what it would cost for a full time inspector. Mr. Real and Mr. Mendez both felt there is a perception of Mr. Ramos failing an inspection just to come back and get paid again. Mr. Real states he has never had a problem with Mr. Ramos and he is by the book. He brought up the issues Brownsville has with bribery. Mr. Milum states he feels confident that we don't have that going on in Los Fresnos but his concern is the reinspection. He noted that only 14% are reinspections and most are from the same contractors. Mayor Narvaez states it is important that the individual be strict and by the book.

Mr. Milum explained the process for approving a strip center and the issues the City has had with determining the required parking. Mr. Real gave an example asking if we figured the parking the same way as Brownsville, Mr. Milum agreed. Mr. Real shared his experience with other cities on determining the parking for plazas. Mr. Milum explained the problem we have with Ocean Plaza. Mr. Real believes that the key would be getting the parking procedures right and streamlining the process. Mr. Real thinks even if it is for a short time, we should make the process easier and get the area developed, it would be good for the city.

Mr. Milum wants to move forward on getting a full time inspector. He and the council members discussed options as shown in the handout Mr. Milum provided. Mr. Mendez stated that the City of San Benito shared a name with him of a previous inspector. Mr. Mendez spoke to that person and he was interested in the position, but we were not ready at the time to hire full time inspector just yet. Mr. Mendez mention the inspector did have his certifications.

Mr. Mendez asked if we were affected by the new law/legislation on annexation. Mr. Milum explained it did not affect us and elaborated on how the annexation legislation worked and gave examples on the legislation to the Council. They also discussed what area is still available for annexation. Mr. Mendez asked if we had any goals/plans in the next 3-5 years to annex property on the East side of town. Mr. Milum said we did not have plans and explained the expense to extend sewer services in that area was high. We could apply for colonia funds to extend the sewer to the Chula Vista Subdivision and up size the lift stations in that area and then annex without large expenses. Mr. Milum explained to the council the high cost the sewer expansion that was done on the west side of town. Mr. Milum also spoke on possibly expanding to Del Mar Heights and explained on the benefits of doing so, which is primarily getting grants for the infrastructure.

Mayor Narvaez asked Mr. Milum if annexation was addressed in our 10-20 year plan. Mr. Milum said no, not any specific areas. Mr. Narvaez thinks it would be a good idea if we developed 5-10 year plan because we need to be prepared and do things right for any future development. The council members and Mr. Milum discussed on development plans and possible options they had. Mr. Milum said he would look into the annexation plan to get it funded and what it would look like for first time sewer and lift station up size in the Chula Vista Subdivision.

Council member Yolanda Cruz asked for an update on the canal behind Canal St. Mr. Milum said we had not received any new information from the water district. They discussed other irrigation drainage projects that had been done through out the city. Mr. Milum had already talked to the irrigation district in reference to options for placing the canal underground and the funding for it but the irrigation district has not gotten back to him on the cost. Ms. Cruz asked if we had any plans for soccer fields. Mr Milum said only at Memorial Park because the City did not have any land. He knew that the Rodeo Committee had talked about a proposal with the developers of Ocelot development. The developer will donate land behind the Rodeo grounds if they would construct a bridge across the drain ditch to Durango Estates. The rodeo only needs the property 3 days a year. An agreement could be done with the rodeo to use this property for soccer fields and baseball fields.

Mr. Milum said he would have a meeting with Mr. Maldonado the manager at Wal-Mart in reference to a possible dog park in the area between Evergreen St and the store. Mr. Milum would really love for that to happen.

Ms. Cruz asked how we were with personnel and if we needed to add any other positions other then the building inspector. Mr. Milum stated we were fully staffed. There were a couple of things he could use help with but if we would hire a full time inspector that might solve that. Mr. Real asked if Jackie would still be handling permits, Mr. Milum confirmed she would be for now but eventually would have someone in finance start the permits and she would oversee them. Mr. Milum had spoke to Pablo and Jackie on what that division would look like. Pablo was working on cross training the staff to help when an employee is out.

Mr. Narvaez wanted to include adding parks, soccer fields, playgrounds and dog parks to the plan as well.

Mr. Mendez asked if the CDC had a plan to target a certain type of development and mentioned that Whatabuuger is the most requested business. Mr. Milum stated he and Desi have met with a gentlemen that searches for business to come into the area. Mr. Milum had sent him information on available properties around town. A pawn shop was thinking of coming in on the property located on Highway 100 & FM 1575. Mr. Milum was going to continue to talk with the gentlemen to hopefully get a Whataburger into Los

Fresnos Starbucks was mentioned as well. Mr. Milum and the council members continued to discuss on businesses that have been wanting to come to Los Fresnos and existing business that have come and gone due to poor selection on location in the City. Mr. Milum will get proposals from companies to assist with retail development.

Mr. Real would like to also add that the planning and zoning ordinance needed improvement, Mr. Milum agreed and he would like to work on it as well.

Mayor Narvaez asked to start a 5 min recess at 7:06 pm
made a motion to approve Discussion on Goals & Vision for 2018, seconded by the vote was .

Adjournment

The meeting was closed at 8:31 PM

Presiding Officer of the Council

Recorder