

AGENDA

Notice is hereby given that the City of Combes Commissioners will meet in a **Special Meeting at 7:00 pm Monday, November 3, 2025** at **Combes Municipal Complex**, 21626 Hand Road, Combes Texas to consider the following;

Public comments may be e-mailed to jduarte@townofcombes.com by the meeting date at 4:00 pm.

1. Roll Call.
2. Invocation & Pledge of Allegiance.
3. Public Comments: At this time, any person with business before the Council not scheduled on the agenda may speak, or any person may speak on any item on the agenda for a maximum of three (3) minutes. No formal action can be taken on these items. Action for Approval or Disapproval
4. PUBLIC HEARING- Petition of Annexation by Property Owner Rebecca L. Waterwall-A tract of land consisting of approximately 29.06 acres, out of survey 23 Georgetown Railway-located within the City's Extraterritorial Jurisdiction (ETJ), and more particularly described as; General Location "North of Nixon Road and Woods Road-20300-20898 Nixon Road.
Action to Open and Close Public Hearing.
5. Consideration and Possible Action of :
 - a) Ordinance No. 2025-5 Approving Petition of Annexation by Property Owner Rebecca L. Waterwall-A tract of land consisting of approximately 29.06 acres, out of survey 23 Georgetown Railway-located within the City's Extraterritorial Jurisdiction (ETJ), and more particularly described as; General Location "North of Nixon Road and Woods Road-20300-20898 Nixon Road.
Action for Approval or Disapproval of.
 - b) Ordinance No. 2025-6 -Municipal Service Plan for Petition of Annexation by Property Owner Rebecca L. Waterwall-A tract of land consisting of approximately 29.06 acres, out of survey 23 Georgetown Railway. Action for Approval or Disapproval of.
6. Consideration and Possible Action of Preliminary Approval of Tierra De Matreros Subdivision-David & Stephenson Subdivision Blk 10-US 77/83 Expressway Frontage and three (3) variances. Action for Approval or Disapproval of. (Tabled September 29, 2025)
7. Consideration and Possible Action of Final Plat Approval of Reserve at Oak Hill Subdivision on FM 508 and North Breedlove. Action for Approval or Disapproval of.
8. Raquel Chavez, Combes Community Health Worker- Consideration and Possible Action-
 - a) Methodist Healthcare Ministries (MHM) Grant of \$20,000 to the City of Combes Wellness Center . Action for Approval or Disapproval of.
 - b) WellMed Agreement with City of Combes to provide services to the City of Combes Wellness Center Programs. Action for Approval or Disapproval of.

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9. Third and Final Reading-Consideration and Possible Action of Ordinance 2008-2 Amendment to Water and Sewer Commercial Rates, Utility Deposit Fee, Removal of Recreational/Mobile Home Park Fee per lot fee, for FYE 2025-2026. Action for Approval or Disapproval of.

10. Consideration and Possible Action of –

a) Application No. 001-Araiza General Construction-\$69,342.72-City of Combes Public Works Building Completion & Improvements. (Bond 2021). Action for Approval or Disapproval of.

b) Change Order No. 3- Project #24-0124 Public Works Building Completion & Improvements- Rain Days-contract to extend by 14 days-New Substantial Completion: November 3, 2025. Action for Approval or Disapproval of.

11. Consideration and Possible Action of City of Combes Purchasing Policy. Action for Approval or Disapproval.(Tabled October 13, 2025)

12.Adjournment of Meeting. Action for Approval or Disapproval of.

Silvestre Garcia, Mayor

JoAnn Nino, City Secretary

Notes to Agenda:

1. Commissioners may vote and/or act upon each of the items listed on this Agenda.
2. Commissioners reserve the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

Persons and Disabilities who plan to attend this meeting and who may need assistance should contact Joann Nino, City Secretary, at 425-7131 or 423-2714-via email; jduarte@townofcombes.com

This is to certify that I, Aida Gutierrez, City Administrator, posted this Agenda at _____p.m. on Tuesday, October 28, 2025