

## COMBES ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that the City of Combes Economic Development Corporation will meet in a Regular Meeting on Monday, June 26, 2023 at 5:30 pm at Combes Municipal Complex, 21626 Hand Road, Combes Texas to consider the following;

---

*At any time during the course of this meeting, the Corporation Board of Directors may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting the Corporation Board of Directors may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.*

*Please also note, pursuant to Texas Government Code, Section 551.127, members of the board of aldermen or city staff may participate by remote means. Audio of the meeting will be available to the public in person at the City Hall, 21662 Hand Road, and public comments will be received at this location and audible to any member of the board of aldermen or city staff participating remotely. Public comments may be e-mailed to [yflores@townofcombes.com](mailto:yflores@townofcombes.com) by the meeting date at 4:00 pm.*

---

1. Call to Order and Roll Call.
2. Invocation and Pledge of Allegiance.
3. Public Comments: At this time, any person may speak for a maximum time of 3 minutes, pursuant to any policy adopted by the City regarding public comments. No formal action can be taken on these items.
4. Discussion and or possible action to approve contract for services with Frontera Consultants RGV, LLC.  
Action for Approval or Disapproval of.
5. Discussion and or possible action to amend the adopted FY 2023-24 budget.  
Action for Approval or Disapproval of.
6. CLOSED SESSION
  - (a.) Deliberation regarding matters relating to the proposed Crosswind Landing development, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, pursuant to Texas Government Code, Chapter 551.071(2).
  - (b.) Deliberation regarding matters relating to proposed traffic count study at the intersections of Interstate 69 and Templeton Avenue on all travel lanes; North Business 77 and Interstate 69; South Business 77 and Interstate 69; and Business 77 and Templeton Avenue, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, pursuant to Texas Government Code, Chapter 551.071(2).
  - (c.) Deliberation regarding the proposed transfer of land to Combes Development LP, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, pursuant to Texas Government Code, Chapter 551.071(2).

- (d.) Deliberation regarding the TIRZ #1 proposal, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, pursuant to Texas Government Code, Chapter 551.071(2).

7. OPEN SESSION

- (a.) Action relative to closed session.
- (b.) Action relative to closed session.
- (c.) Action relative to closed session.
- (d.) Action relative to closed session.

8. CONSENT AGENDA. The following items will be considered and possibly approved jointly. Upon request of a member of the board, any item may be removed from the consent agenda and considered and possibly approved individually.

- (a.) Combes EDC Minutes for the following dates: October 7, 2020, April 1, 2021, February 2, 2023, and February 13, 2023.
- (b.) Invoices for the following: (1.) Monthly retainer for Eddy Trevino, former CEDC Attorney, for February, March, April, May 2023, (2.) Invoice for ad to La Feria News and (3.) Invoice from Frontera Consultants RGV, LLC for Retainer.
- (c.) EDC Financial Report January 1, 2023-April 30, 2023.  
Action for approval or disapproval of. (Items A-C)

9. Discussion and possible action to review, affirm or rescind the following actions:

- a. Discussion and possible action for EDC Consultant to request proposals for the demolition and development of the old City Hall site located at 306 Templeton Ave. **(Approved on 2/2/2023)**
- b. Consideration and Possible action of Resolution No. 2023-01, A Resolution of the City of Combes, Texas, authorizing the President of the City of Combes Economic Corporation to execute any documents that allow for the transfer and acquisition of properties as described in resolution from the City of Combes Economic Development Corporation to Combes Development, LP a Texas Limited Partnership. **(Approved on 1/12/2023)**-did not sign Resolution due to metes and bounds being wrong. The EDC secretary did not send to Edwards Abstract for transfer of Lots.
- c. Discussion and possible action on the installation of sewer service connections improvements for Crosswind Landing Subdivision and the extension of a 12-inch waterline along Interstate 69 for future water loop with Harlingen Waterworks. **(Approved on 2/2/2023)**
- d. Discussion and possible action authorizing EDC Consultant and engineering firm to undertake a traffic count study at the intersections of Interstate 69 and Templeton Avenue on all travel lanes; North Business 77 and Interstate 69; South Business 77 and Interstate 69; and Business 77 and Templeton Avenue. **(Approved on 2/2/2023)**
- e. Discussion and or action on status on the Wellness Center at 13 acres **(Presentation was given by Former President on 2/2/2023)**
- f. Discussion and Possible action for EDC Board to authorize EDC Project Manager and Bond Attorney to proceed with TIRZ # 1 proposal. **(Approved on 1/12/2023)**  
Action for Approval or Disapproval of Item 9(a-f)

10. Discussion and or possible action to approve Sales Tax Workshop Training in Edinburg, TX on September 8, 2023, given by the Texas Economic Development Council (TEDC)  
Action for approval or disapproval of.

11. Discussion and or possible action for the City of Combes to procure Crosswind Landing water line extension instead of EDC.

Action for Approval or Disapproval of.

12. Discussion and or possible action to award Engineering Services (as-needed basis) based on RFQ issued.

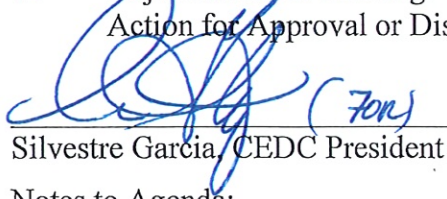
Action for Approval or Disapproval of.

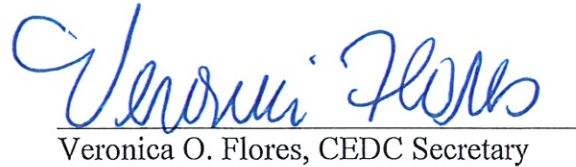
13. Discussion and or possible action to amend the by-laws of the Combes Economic Development Corporation, Type B.

Action for Approval or Disapproval of.

14. Adjournment of Meeting.

Action for Approval or Disapproval of

 (For)  
\_\_\_\_\_  
Silvestre Garcia, CEDC President

  
\_\_\_\_\_  
Veronica O. Flores, CEDC Secretary

Notes to Agenda:

1. Board Members may vote and/or act upon each of the items listed in this Agenda.

2. Board Members 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.

3. Persons with Disabilities who plan to attend this meeting and who may need assistance should contact Veronica Flores at 956-425-7131.

This is to certify that I, Veronica O. Flores, posted this Agenda at 4:00 pm on Friday, June 23, 2023.