

MINUTES

Notice is hereby given that the City of Combes Commissioners met in a Regular Session at 7:00 pm Monday, February 26, 2024, at Combes Municipal Complex, 21626 Hand Road, Combes Texas to consider the following.

---

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

Meeting began at 7:00 pm

Mayor Silvestre Garcia requested roll call.

**1. Roll Call.**

By City Secretary Jo Ann Nino

- Mayor Silvestre Garcia – Present
- Commissioner Olga H Montes- Present
- Commissioner Mary David- Present
- Commissioner Kenneth P Stolar- Present
- Commissioner Ann Forbes- Present
- Commissioner Carlos Cordova – Present

Mayor Silvestre Garcia acknowledges with all Commissioners being present a quorum is established and moves on to the next agenda item.

**2. Invocation & Pledge of Allegiance.**

Commissioner Ann Forbes led the invocation.  
Commissioner Kenneth P Stolar led the 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**

Mayor Silvestre Garcia extended an invitation to Mrs. Morgan LaMantia  
Mrs. Morgan LaMantia addressed the City Council and thanked everyone for all the support and input making her job possible. Ms. Morgan LaMantia gave a brief speech, she acknowledged throughout her first year in office she is grateful for serving as State Representative and being the voice for Cameron County. She spoke about how she used her position to expand opportunities to increase access to affordable healthcare, support public schools and deliver funding for local investments in the district. With the guidance of community leaders who spoke and shared inputs to the State on the needs of their community, they were able to come out on top throughout the first legislative session. She spoke about all the hard work and dedication that made it possible for many accomplishments and will continue to work on future endeavors for the communities.

Mayor Silvestre Garcia Thanked Ms. Morgan LaMantia for all the help she has given to Combes and goes on to the next agenda item.

February 26, 2024 Regular Meeting

**4. Mr. Oscar Zarate, Zarate Home Designs- Presentation of Hidden Woods Phase II Subdivision- Hand Road.**

Action for Acknowledgement.

Mr. Oscar Zarate Thanked everyone present for the invitation to allow him to speak.

A video was shared of work done by Zarate Homes & Designs. It has developed over 800 lots in the last two (2) years to include developments made in the City of San Benito, City of La Feria, and City of Mercedes and other cities not pictured on the video. He explained that in the process of the development of the property, Zarate Homes builds the infrastructure and builds the home allowing families to move into the property. Their mission is to build affordable homes and work together with the City of Combes to bring families to plan a future in the city.

Commissioner Kenneth P Stolar asked for the number of homes to be built. Mr. Oscar Zarate answered 89 lots for Combes. The expected time for building homes is five (5) months.

Mayor Silvestre Garcia asked for a motion to acknowledge presentation of Hidden Woods Phase II Subdivision – Hand Road.

Commissioner Olga H Montes made a motion to acknowledge presentation of Hidden Woods Phase II Subdivision – Hand Road. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

Mayor Silvestre Garcia asked for a motion to go into executive session. Commissioner Olga H Montes made a motion to go into executive session at 7:23pm. Seconded by Commissioner Mary David.

Mayor Silvestre Garcia asked for a motion to return to the regular meeting. Commissioner Olga H Montes made a motion to return to the regular meeting at 7:36pm. Seconded by Commissioner Kenneth P Stolar. All in favor. Motion passed to unanimous vote.

**5. Consideration and Possible Action- Invoices**

**a) A3 Construction Inv#1256- \$8,750.00 -Emergency Repairs to Nixon Road Lift station**

**b) R.E Garcia & Associates Job#2023-144 -\$39,018.00 Professional Engineering related to Woods Road Construction Project (Bond Fund)**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for approval for invoices a) & b). Commissioner Olga H Montes made a motion to approve invoices a) & b). Seconded by Commissioner Kenneth P Stolar. All in favor. Motion passed due to unanimous vote.

**6. R.E Garcia & Associates- Consideration and Possible Action of Woods Road Construction Project Bid Tabulations and Consideration to Award.**

Action for Approval or Disapproval of.

Paperwork for recommendations by Mr. R.E. Garcia was made available to the city council for review.

Mr. R.E. Garcia addressed the board informing them he was authorized a month prior to prepare a plan and bid for Woods Road. The bid brought before the board was for the construction of an all-weather road. There were seven (7) bidders, the low bidder was M.J.A Construction for a base bid amount of \$358,760.20 and Additive Alternate #1(2'HMAL) for a bid amount of \$216,706.80.

Commissioner Mary David asked a question regarding the difference between Alternate #1 and Alternate #2. Mr. R.E. Garcia responded it was the different materials used in each. The funding for the project to be discussed later.

February 26, 2024 Regular Meeting

Commissioner Mary David made a motion to approve M.J.A Construction and Additive Alternate #2 for the construction of Woods Road. Seconded by Commissioner Ann Forbes (Commissioner Olga H Montes). All in favor. Motion passed due to unanimous vote.

**7. Chief P. Quill-Consideration and Possible Action Racial Profiling Report for 2023.**

Action for Approval or Disapproval of.

The City of Combes Police Chief Patrick Quill informed the city council the annual racial profiling report is required to be presented to local governing bodies of data collected on the race or ethnicity of individuals stopped and issued citations or arrested for traffic violations and whether or not those individuals were searched. The Chief of Police asked for any questions and/or discussions.

Commissioner Kenneth P Stolar acknowledged the information was read and made a motion to approve the agenda #7 - Consideration and Possible Action Racial Profiling Report for 2023. Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

**8. Consideration and Possible Action to-**

**a) Replace and Appoint Combes EDC Director(s)**

**b) Replace and Appoint Combes MDD Director(s)**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia informed the city council Mr. Reibling resigned and appointed Ms. Priscila Alvarez as director in the EDC. She has been instrumental in bringing programs to the city. She works with Vida and assists the citizens in Combes, the RGV and Cameron County. Commissioner Olga H Montes made a motion to approve the appointment of Ms. Priscila Alvarez as director of the EDC. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

Commissioner Olga H Montes made a motion to approve leaving Mayor Silvestre Garcia, Ms. Aida Gutierrez as directors for MDD. Replace the forfeiture of Commissioner Kenneth P Stolar as director to Ms. Priscila Alvarez as director for MDD. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

**9. Consideration and Possible Action of Combes Festivity and Expense Report from Event Coordinator JoAnn Nino and/or Committee.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion to approve Consideration and Possible Action of Combes Festivity and Expense Report from Event Coordinator JoAnn Nino and/or Committee.

Mayor Silvestre Garcia asked the City Secretary Jo Ann Nino to address the city council. Mrs. Jo Ann Nino informed the city council the invoice was for items to be purchased for the Easter Egg Hunt Event. Sponsors are pending to provide monetary donations to cover most if not all the items on the list. Items purchased to decorate were made out-of-pocket by city secretary.

Commissioner Mary David congratulated the Committee members that assisted with the Jalapeno 100 bike on a great job done.

Commissioner Mary David made a motion to approve Consideration and Possible Action of Combes Festivity and Expense Report from Event Coordinator JoAnn Nino and/or Committee. Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

February 26, 2024 Regular Meeting

10. **Executive Sessions**- Deliberation pursuant to Texas Government Code 55.087 to discuss or deliberate regarding a financial incentive to a business prospect described in 551.087 (1) and pursuant to Texas Government Code (2) regarding consultation with legal counsel on 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 Texas Government Code Chapter 551. – Projects Z & O Incentives.

**11. Action following Executive Session #10 Projects Z & O Incentives.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion to approve as discussed for project Z the document for Hidden Woods Phase, the incentives in the amount of \$33,278.30. Commissioner Olga H Montes made a motion to approve as discussed for project Z the document for Hidden Woods Phase, the incentives in the amount of \$33,278.30. Seconded by Commissioner Kenneth P Stolar. All in favor. Motion passed due to unanimous vote.

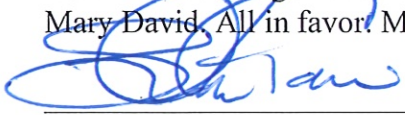
Mayor Silvestre Garcia asked for a motion to approve as discussed on item O, the incentives in the total of \$75 thousand for the subdivision on Briggs Coleman and FM 508 (Oak Hill Subdivision). Commissioner Olga H Montes made a motion to approve as discussed on item O, the incentives in the total of \$75 thousand for the subdivision on Briggs Coleman and FM 508 (Oak Hill Subdivision). Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

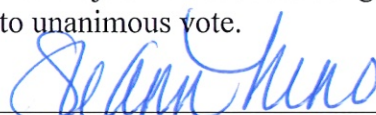
**12. Adjournment of Meeting.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion for Adjournment of Meeting.

Commissioner Olga H Montes made a motion for Adjournment of Meeting. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

  
\_\_\_\_\_  
Silvestre Garcia, Mayor

  
\_\_\_\_\_  
JoAnn Nino, City Secretary