

## MINUTES

Notice is hereby given that the City of Combes Commissioners met in a Regular Session at 7:00 pm Monday, March 25, 2024, at **Combes Municipal Complex**, 21626 Hand Road, Combes Texas to consider the following.

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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 Administrator Aida Gutierrez

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

2. Invocation & Pledge of Allegiance.

Pastor Andy Esquivel led the invocation.

Commissioner Olga H Montes 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 informed the city council and the public attendants there were three (3) individuals who signed up with business before the council not scheduled on the agenda to speak or speak on any item on the agenda for maximum of three (3) minutes. No formal action can be taken on these items.

1. Mr. Gerardo Santos from Forrest Lane regarding property issues. Mr. Santos introduced himself and acknowledged he is a candidate running for Place 1 Commissioner in Combes. During his campaigning Mr. Santos is addressed with concerns from the public related to political signs being placed on properties without the owner's permission or individuals who are not affiliated politically.
2. Mr. Steve Jennings regarding District Drainage #5. Mr. Jennings informed the city council the large variance ditch behind Loves has been completed and the next step is additional retainage from surrounding areas.
3. Mr. Steve Hilten regarding the Utility Rates. Mr. Hilten thanked the current board for moving the city in the right direction. Mr. Hilten asked the board if it was possible to set up a two-tier utility rate for homes located in Sunshine who reside with one or two individuals that consume less water, sewer, or garbage than an average household and would lessen their water bills.

Mayor Silvestre Garcia acknowledged the issues brought before the board and advised the issues would be addressed. With no further comments Mayor Silvestre Garcia asked to move forward to the next agenda item #4.

**4. Mr. Jesse Villarreal, South Texas Youth Soccer Association- Consideration and Possible Action of Use of Community Park Soccer Fields.**

Action for Approval or Disapproval of.

Mr. Jesse Villarreal thanks the board for having him present. Mr. Villarreal made an introduction to his background. He was born and raised in Harlingen, served in the TX Association School Board in Austin. After leaving the Military in 1988 he became a volunteer for organizing soccer leagues for boys and girls ages 8 to 13 years of age. Due to limited space in locations currently used he is asking the City of Combes for the utilization of fields of the city park. Mr. Villarreal takes full responsibility for the maintenance and equipment during use of the park.

The City of Combes Administrator Ms. Aida Gutierrez informed the board that the rules and regulations for using the park have been provided to Mr. Villarreal and he acknowledged to comply.

Mayor Silvestre Garcia asked for a motion to approve Mr. Jesse Villarreal, South Texas Youth Soccer Association- Consideration and Possible Action of Use of Community Park Soccer Fields.

Commissioner Olga H Montes made a motion to approve Mr. Jesse Villarreal, South Texas Youth Soccer Association- Consideration and Possible Action of Use of Community Park Soccer Fields. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

**5. Consideration and Possible Action-Minutes-January 29 & February 12, 2024, Regular Sessions.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion to approve Consideration and Possible Action-Minutes-January 29 & February 12, 2024, Regular Sessions.

Commissioner Olga H Montes made a motion to approve Consideration and Possible Action-Minutes-January 29 & February 12, 2024, Regular Sessions. Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

**6. Mayor Silvestre Garcia- Consideration and Possible Action-Department & City Updates**

**a) Building Permit Department**

Report made available to the city council in their packets.

**b) Municipal Court**

Report made available to the city council in their packets.

**c) Waterworks Department**

Report made available to the city council in their packets.

**d) Nixon Road Project Additional 30'RCP-508 Crossing & Project Change Order #1-Rhyner Construction Services, Inc. (Update).**

Mayor Silvestre Garcia gave an update on Nixon Road. Cameron County District has agreed to pay additional cost for 30'RCP-508. Change order has been submitted. Contractor to add to contract, paving on Nixon is complete and currently working on the additional RCP at no cost to the city.

**e) BRIC (Building Resilient Infrastructure Communities) Grant**

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Mayor Silvestre Garcia informed the grant will be started soon. The City Administrator Ms. Aida Gutierrez informed the city council additional information was requested for the awarding of \$1 Million dollars. Since the change of scope of work changed on Nixon and FM 508. The information was submitted to the appropriate agencies and is currently being reviewed. Should the city get awarded, it would benefit Cameron County Drainage project, Dishman, the crossing of the expressway and FM 508. The cost for the city is ten percent. (10%) estimated Eighty (80) to Ninety (90) thousand out of \$1.3 million.

**f) HOME Program Grant.**

Mayor Silvestre Garcia informed the board an additional six (6) homes are being built with the grant. The City of Combes Administrator Ms. Aida Gutierrez informed the city council the homes will be constructed at the same time. The contractors have been selected with the lowest bid and highly qualified.

**g) CDV21-0278 Tangerine & Orange Street Improvements.**

The City Administrator Ms. Aida Gutierrez informed the city council the city is on time within the scope of deadline of August 29, 2024. The contractor is currently working in a different location with a time span of 2 months to finish the project. A timeline on when this project is to begin is pending from Rhyner Construction.

**h) Hand Road Street Lights & Hidden Woods Phase II Proposed Ribbon Cutting Events.**

Action for Approval or Disapproval of. (Items A-H)

The City of Combes Administrative Ms. Aida Gutierrez confirmed 17 streetlights were approved. The lights will be received in mid-April. The engineers for the contractor will be providing an assessment of the location of the lights. A request for a ribbon cutting to be done at the Combes City Hall on April 29<sup>th</sup>, 2024. Mayor Silvestre Garcia recommended a meeting with the engineers on the agreement for the engineer design. The City of Combes Administrator Ms. Aida Gutierrez informed the city council the engineer design is available, and a copy can be requested if needed (Public Record). On Hidden Wood Phase II \* Eighty-seven (87) homes were approved to be built on Hand Rd, a pre constructed meeting was held and clean up at location is in process.

Mayor Silvestre Garcia clarified the current developments have been brought to the City of Combes in the last ten (10) months.

Mayor Silvestre Garcia asked for a motion to acknowledge Department & City Updates. Commissioner Olga H Montes made a motion to acknowledge Department & City updates. Seconded by Commissioner Ann Forbes (Commissioner Mary David). All in favor. Motion passed due to unanimous vote.

**7. Consideration and Possible Action-**

- a) Invoices for Approval-General, Waterworks, Special Funds.
- b) Check Registers & Debit Card Transactions-General Fund, Waterworks, and Police Department Special Funds for February 2024
- c) Financial Statement Reports-General Fund, Waterworks, and Police Department Special Funds for February 2024.
- d) Rhyner Construction-Pay Application No. 4- \$45,403.20 Nixon Road & Drainage Improvements (ARP Funds)
- e) SWG Engineering LLC-Invoice#10353, \$4,354.13 and Invoice#10346, \$5,055.42 ARP Nixon Road & Drainage Improvements (ARP Funds)

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f) Combes Community Center Roof Proposal from Paul Garza Roofing-Dated February 27, 2024-\$34,987.56 for Extensive Roof Repairs.

Action for Approval or Disapproval of. (Items A-F)

Mayor Silvestre Garcia asked for any questions/discussions for items A-F. With No questions / discussions from the board. Commissioner Kenneth P Stolar made a motion to approve agenda items a) Invoices for Approval-General, Waterworks, Special Funds.

b) Check Registers & Debit Card Transactions-General Fund, Waterworks, and Police Department Special Funds for February 2024

c) Financial Statement Reports-General Fund, Waterworks, and Police Department Special Funds for February 2024.

d) Rhyner Construction-Pay Application No. 4- \$45,403.20 Nixon Road & Drainage Improvements (ARP Funds)

e) SWG Engineering LLC-Invoice#10353, \$4,354.13 and Invoice#10346, \$5,055.42 ARP Nixon Road & Drainage Improvements (ARP Funds)

f) Combes Community Center Roof Proposal from Paul Garza Roofing-Dated February 27, 2024-\$34,987.56 for Extensive Roof Repairs.

Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

**8. Consideration and Possible Action of Combes Festivity Report of Easter Event 2024 Donations and/or Expense from Event Coordinator JoAnn Nino and/or Committee.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia publicly Thanked Combes Event Coordinator Mrs. Jo Ann Nino, the Combes Event Committee who served at the event, all the volunteers and all the sponsors for organizing an excellent event. Mayor Silvestre Garcia asked for a motion to approve Combes Festivity Report of Easter Event 2024 Donations and/or Expense from Event Coordinator JoAnn Nino and/or Committee.

Commissioner Olga H Montes made a motion to approve Combes Festivity Report of Easter Event 2024 Donations and/or Expense from Event Coordinator JoAnn Nino and/or Committee. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

**9. Consideration and Possible Action of Resolution No. 2024-3 A Resolution of the City of Combes, Texas supporting LRGVDC in Support of Mexico Paying their Water Debt as per 1944 Treaty.**

Action for Approval or Disapproval of.

Resolution No. 2024-3 A Resolution of the City of Combes, Texas supporting LRGVDC in Support of Mexico Paying their Water Debt as per 1944 Treaty was provided to the city council for review. Mayor Silvestre Garcia asked for a motion to approve the Resolution No. 2024-3 A Resolution of the City of Combes, Texas supporting LRGVDC in Support of Mexico Paying their Water Debt as per 1944 Treaty. Commissioner Mary David made a motion to approve the Resolution No. 2024-3 A Resolution of the City of Combes, Texas supporting LRGVDC in Support of Mexico Paying their Water Debt as per 1944 Treaty. Seconded by Commissioner Kenneth P Stolar. All in favor. Motion passed due to unanimous vote.

**10. Consideration and Possible Action of 13<sup>th</sup> Annual TML Region 12 Educational Training Workshop- May 16-17<sup>th</sup> , 2024-South Padre Island, Texas.**

Action for Approval or Disapproval of.

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Mayor Silvestre Garcia asked for a motion to approve Consideration and Possible Action of 13<sup>th</sup> Annual TML Region 12 Educational Training Workshop- May 16-17<sup>th</sup> , 2024-South Padre Island, Texas

Commissioner Olga H Montes made a motion to approve Consideration and Possible Action of 13<sup>th</sup> Annual TML Region 12 Educational Training Workshop- May 16-17<sup>th</sup> , 2024-South Padre Island, Texas. Seconded by Commissioner Mary David. All in favor. Motion Passed due to unanimous vote.

**11. Consideration and Possible Action to schedule a Commissioners Workshop to review Schedule of Permits Fees for City of Combes as per Exhibit C of Ordinance No.2010-14.**

Action for Approval or Disapproval of.

The City Administrator Ms. Aida Gutierrez asked/recommended to have a workshop on next regular meeting at 5:00pm on April 08,2024 to review Schedule of Permits Fees for City of Combes as per Exhibit C of Ordinance No.2010-14.

Mayor Silvestre Garcia asked for a motion to approve scheduling a Commissioners Workshop to review the Schedule of Permits Fees for City of Combes as per Exhibit C of Ordinance No.2010-14.

Commissioner Olga H Montes made a motion to approve scheduling a Commissioners Workshop to review the Schedule of Permits Fees for City of Combes as per Exhibit C of Ordinance No.2010-14. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

**12. Consideration and Possible Action to schedule a Commissioners Workshop to review Harlingen Waterworks and City of Combes Water Treatment and Delivery of Water Agreement dated June 1984.**

Action for Approval or Disapproval of.

The City of Combes Administrator Ms. Aida Gutierrez informed the workshop will be for a full update on the reading for rate study Harlingen is currently having their meetings on. Mayor Silvestre Garcia asked to add to the workshop to discuss the feasibility of the City of Combes coming together with City of Primera and City of Palm Valley to create a Fire Department.

Mayor Silvestre Garcia asked for a motion to approve Workshop to review Harlingen Waterworks and City of Combes Water Treatment and Delivery of Water Agreement dated June 1984.

Commissioner Olga H Montes made a motion to approve Workshop to review Harlingen Waterworks and City of Combes Water Treatment and Delivery of Water Agreement dated June 1984. Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

**13. Consideration and Possible Action of Resolution No. 2024-1 Authorizing approval of the Building Contractor-(A-One Insulation, LLC)- Award for the HOME Program through the Texas Department of Housing and Community Affairs-Lowest Bid totaling \$769,500.00 dollars for Six (6) Three-Bedroom Homes.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia informed the city council A-One Insulation, LLC was selected to build the six (6) new homes in Combes coming in with the lowest bid. The City of Combes Administrator Ms. Aida Gutierrez informed the city council references for the contractor were provided in their packets. Homes are

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built according to the program's assessment and recommendations. The program can reconstruct a home vs the building of a new home. Applications and Funds are still available.

Mayor Silvestre Garcia asked for a motion to approve Resolution No. 2024-1 Authorizing approval of the Building Contractor- (A-One Insulation, LLC)- Award for the HOME Program through the Texas

Department of Housing and Community Affairs-Lowest Bid totaling \$769,500.00 dollars for Six (6) Three-Bedroom Homes.

Commissioner Olga H Montes made a motion to approve Resolution No. 2024-1 Authorizing approval of the Building Contractor-(A-One Insulation, LLC)- Award for the HOME Program through the Texas

Department of Housing and Community Affairs-Lowest Bid totaling \$769,500.00 dollars for Six (6) Three-Bedroom Homes. Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

**14. Consideration and Possible Action of Resolution No. 2024-2 Resolution of the City of Combes suspending the April 4, 2024, effective date of AEP, Texas Inc.'s requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the cities served by AEP, Texas, and authorizing intervention in AEP Texas Inc.'s requested rate change proceedings before the Commission.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion to approve Resolution No. 2024-2 Resolution of the City of Combes suspending the April 4, 2024, effective date of AEP, Texas Inc.'s requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the cities served by AEP, Texas, and authorizing intervention in AEP Texas Inc.'s requested rate change proceedings before the Commission.

Commissioner Olga H Montes made a motion to approve Resolution No. 2024-2 Resolution of the City of Combes suspending the April 4, 2024, effective date of AEP, Texas Inc.'s requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the cities served by AEP, Texas, and authorizing intervention in AEP Texas Inc.'s requested rate change proceedings before the Commission. Seconded by Commissioner Mary David (Commissioner Kenneth P Stolar). All in favor. Motion passed due to unanimous vote.

**15. Combes Economic Development Corporation and Municipal Development District Action Items: March 11, 2024 Meetings-**

Mayor Silvestre Garca informed the city council the items were approved by the Combes EDC on March 25,2024 Meeting.

**Combes Economic Development:**

**a). Consideration and Possible Action of Carlos Colina-Vargas & Associates to Proceed with proposal for funding for the Old City Hall Project.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia informed the city council the project is to reconstruct the old city hall. The project is to create a multiple use center for children not capable of visiting other facilities (ex. Harlingen Library) due to lack of transportation. The center will provide internet access and computers.

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Mayor Silvestre Garcia asked for a motion to approve Carlos Colina-Vargas & Associates to Proceed with proposal for funding for the Old City Hall Project.

Commissioner Olga H Montes made a motion to approve Carlos Colina-Vargas & Associates to Proceed with proposal for funding for the Old City Hall Project. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

**b). Consideration and Possible Action to authorize EDC staff to initiate Request for Proposals for funding procurement for the Old City Hall project and for the GLO Resilient Communities Project.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion to approve to authorize EDC staff to initiate Request for Proposals for funding procurement for the Old City Hall project and for the GLO Resilient Communities Commissioner Olga H Montes made a motion to approve to authorize EDC staff to initiate Request for Proposals for funding procurement for the Old City Hall project and for the GLO Resilient Communities. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

**c) Consideration and Possible Action on Approval of a Resolution Supporting the Old City Hall Renovation Project.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for motion to approve of a Resolution Supporting the Old City Hall Renovation Project.

Commissioner Olga H Montes made a motion to approve of a Resolution Supporting the Old City Hall Renovation Project. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.

**d) Closed Session:**

**Deliberation regarding sale of real property described as DAVID & STEPHENSON SUBDIVISION 13.460 OUT OF 36.3780 ACRES BLK 8, pursuant to Texas Government Code, Section 551.072.**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for motion to approve to proceed as discussed in executive session in the EDC. Commissioner Olga H Montes made a motion to approve to proceed as discussed in executive session in the EDC. Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

**e) Action relative to Closed Session item d)-**

Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion to Table e) Action relative to Closed Session item d)- Commissioner Olga H Montes made a motion to Table e) Action relative to Closed Session item d)- Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

**Combes Municipal Development District:**

**a). Consideration and Possible Action to provide funding assistance to Wiesman Subdivision Fire Hydrant Project located within Combes ETJ and/or approval of proposal for Fire Hydrant.**

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Action for Approval or Disapproval of.

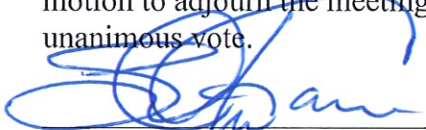
Mayor Silvestre Garcia asked for a motion to approve providing funding assistance to Wiesman Subdivision Fire Hydrant Project located within Combes ETJ and/or approval of proposal for Fire Hydrant.

Commissioner Kenneth P Stolar made a motion to approve to provide funding assistance to Wiesman Subdivision Fire Hydrant Project located within Combes ETJ and/or approval of proposal for Fire Hydrant. Seconded by Commissioner Olga H Montes (Commissioner Mary David). All in favor. Motion passed due to unanimous vote.

**16. Adjournment of Meeting.**


Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion to adjourn the meeting. Commissioner Olga H Montes made a motion to adjourn the meeting. Seconded by Commissioner Mary David. All in favor. Motion passed due to unanimous vote.



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Silvestre Garcia, Mayor



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JoAnn Nino, City Secretary