

MINUTES

Notice is hereby given that the City of Combes Commissioners met in a Regular Meeting at 7:00 pm Monday, May 12, 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.

Mayor Silvestre Garcia requested a roll call.

1. Roll Call.

By City Secretary Jo Ann Nino

Mayor Silvestre Garcia – Present

Mayor Pro Tem Mary David- Present

Commissioner Olga H Montes- Present

Commissioner Jose J Herrera - Present

Commissioner Ann Forbes- Present

Commissioner Carlos Cordova – Present

Mayor Silvestre Garcia acknowledged with all commissioners present a quorum is established -moves on to the next item on the agenda

2. Invocation & Pledge of Allegiance.

Commissioner Ann Forbes led the Invocation.

Commissioner Jose J Herrera 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 there are zero (0) people with business before the council not scheduled on the agenda to speak for a maximum of three (3) minutes. No formal action can be taken on these items. With no public comments the mayor moves forward to agenda item #4.

4. UT Health Presentation of 2024 Annual Report for Tu Salud Si Cuenta Program in Combes and Community Health Worker Raquel Chavez. Action for Acknowledgement.

Ms. Rebecca Losoya, employed with UT Health Houston & UT Health in Brownsville, introduced herself and presented to the city council the 2024 Annual Report for Tu Salud Si Cuenta program for the City of Combes. The program is offered throughout the Rio Grande Valley stemming from Brownsville, Port Isabel and up to Hidalgo County. The collaboration of all the cities has made an impact on making it healthier and preventive in the Rio Grande Valley. She explains to the city council that in the report the program results and background of the Tu Salud Si Cuenta are available. Over the year the program has made it to fifty-two (52) television segments, one hundred eighty (180) nutrition classes initiated, over five hundred (500) social media posts, over one hundred ninety-three (193) weekly exercise classes (including Combes) and the continued encouragement for participants to enroll and stay active and healthy throughout the Rio Grande



May 12, 2025, Regular Meeting

Valley continues. The overall improvement throughout the RGV has shown 52% improved healthy food intake, 60% increased activity levels and 69% decreased blood pressure. The City of Combes is part of the Cara Cara network which has a 425-trail network. Other programs included in the Tu Salud Si Cuenta are the Diabetes prevention and Cocina Alegre classes.

The Community Health Worker Raquel Chavez addressed the city council and thanked them for the support and opportunity for the program.

Mayor Silvestre Garcia asked for the acknowledgement of the report. Commissioner Olga H Montes made a motion to acknowledge the report. Seconded by Jose J Herrera. All in favor. Motion passed due to unanimous vote.

5. Amanda V. Jimenez- Consideration and Possible Action of Signage at Starbuck Road. Action for Approval or Disapproval of.

Ms. Amanda V Jimenez explains to the city council she is a current resident of Starbuck Rd and had a concern regarding a recurring issue of vehicles entering the dead-end road. The community is not aware it is a dead-end road, and they seek it as an exit during accidents in the area and when the train is approaching. Pictures were made available to the city council that no signs are in the area to warn the public. Visible signs of speed limit and dead-end did exist in prior years but no longer exist. The office was contacted multiple times with no results. She expressed safety concern for her family and fellow neighbors due to vehicles entering at times in large amounts and using private driveways to make U-turns at the same time making the area chaotic. She is asking for her concern to be taken into consideration and appropriate signs to be installed where they are needed.

Mayor Silvestre Garcia responded to Ms. Amanda V Jimenez's concern and informed her the concern will be addressed, and new signs will be ordered.

Mayor Silvestre Garcia asked for a motion to acknowledge the report. Commissioner Olga H Montes made a motion to acknowledge the report. Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

6. R.E. Garcia & Associates- Consideration and Possible Action Final Plat San Marcos Subdivision Rio Rancho and Cragon Road. Action for Approval or Disapproval of.

Mr. R.E. Garcia was present for any questions and/or concerns. He explained to the city council that this was the final approval for the San Marcos Subdivision No. 3. An inspection was carried out and has been reviewed for compliance with all ordinance requirements.

Mr. R.E. Garcia does hereby recommend FINAL APPROVAL with the following conditions: (Memo was made available to the city council)

1. The road ditches along Cragon and the interior street shall be dressed up both upstream and downstream of all driveway culverts. All culverts must be cleared of silt.
2. As-Built plans and street testing reports, inclusive of street cores, shall be submitted for review. All septic tank systems final approval inspection reports shall be submitted for review.
3. All applicable utility fees, impact fees, inspection fees, parkland dedication fees (\$500.00/lot) and other applicable fees must be paid prior to final approval.
4. A one-year maintenance bond must be posted for not less than fifty percent (50%) of the total cost of construction once construction is inspected and accepted by the City of Combes. The City Attorney reviews and confirms that the maintenance bond issued for this project is valid and conform to what is required by the applicable sections of the City of Combes Subdivision ordinances.
5. All L a Feria Irrigation District, CCDD #5 and Cameron County fees have been paid. All applicable receipts should be submitted for inclusion within the subdivision file.



May 12, 2025, Regular Meeting

6. The City of Combes must issue a 30-Year Letter for water facilities for inclusion within the recording packet.
7. The subdivision plat must be approved and assigned by La Feria Irrigation District No. 3 and Cameron County Drainage District No. 5, prior to requesting final plat approval.
8. Provide electrical system design and street light layout. All streetlights shall conform to City of Combes standards. The developer shall provide proof that all fees related to the installation of the electrical system, including Streetlights, have been paid before final recording of the subdivision plat.

Items must be completed before final approval is considered. All applicable reviewing agency approvals and 30-year letters from the City of Combes must be obtained prior to final approval and recording.

Discussion between the city council and Mr. R.E. Garcia regarding the recommended conditions and concerns about completed work. Mayor Silvestre Garcia asked for acknowledgement of the report contingent on the recommendations subject to the conditions being completed.

Mayor Pro Tem Mary David made a motion to acknowledge the report contingent on the recommendations subject to the conditions being completed. Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.

7. Resolution No. 2025-2 A Resolution of the City Commission of the City of Combes supporting a Community Project Funding Grant for the Reconstruction of Sewer Lift stations. Action for Approval or Disapproval of.

Mr. R.E. Garcia explained to the city council the purpose of the grant. The scope of services for the grant is to place eight (8) standby generators one in each lift station and unused funds can be used to rehab a lift station. Discussion between the city council and Mr. R.E. Garcia regarding generator cost, lift stations and purpose of grant.

Mayor Silvestre Garcia asked for any discussion. With no further discussion Mayor Silvestre Garcia asked for a motion to approve the Resolution of the City Commission of the City of Combes supporting a Community Project Funding Grant for the Reconstruction of Sewer Lift stations.

Commissioner Olga H Montes made a motion to approve Resolution of the City Commission of the City of Combes supporting a Community Project Funding Grant for the Reconstruction of Sewer Lift stations. Seconded by Mayor Pro Tem Mary David. All in favor. Motion passed.

8. Consideration and Possible Action of Hinojosa Engineering Invoice#25-107-1 \$10,320.00- Professional Services of assessment of Emergency Repairs to Nita Street & Business 77 sinkhole- manhole repairs. Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion to discuss addendum items #14 and item #8 (together). The mayor explained to the city council that Hinojosa Engineering was called to assess the issues for the area of the sinkhole. A breakdown of the assessment was provided to the city council in their packets along with the findings of issues associated within the sinkhole. The documents observations and/or statements do not affect or replace project plans, specifications, or contractual requirements. At the beginning the sinkhole was estimated to be 10x10 and at the current time it has expanded to approximately 50x100.

Discussion among the city council regarding the issues found, water loss, importance of continued work to be done, and the cost of repairs.

Mayor Pro Tem Mary David questioned the invoice for Hinojosa Engineering pertaining to the hours charged and location visits. Mayor Silvestre Garcia explained to the city council the item was placed on the agenda

May 12, 2025, Regular Meeting

to give a sense of direction to the board of everything going on and the reason for asking for professional recommendations from engineers was due to the safety, health and lives of the citizens.

Mayor Pro Tem Mary David expressed her opinion to the city board and understands the mayor's decision; however, Ms. David feels the fees invoiced are approximately four hundred (\$400) an hour and based on the report she feels that they are excessive. She acknowledges the board agreed to add an additional engineer to assist at a prior meeting but feels the City engineer R.E. Garcia is on a retainer and deals with the same type of work and should be first choice, if not available Hinojosa Engineering step in.

Mayor Silvestre Garcia disagreed and explained the cost normally charged by an engineer are based on the cost of the project and charged at a percentage therefore the fees would have been higher. Negotiations are excluded during an emergency timely issue and the City engineer R.E. Garcia is currently dealing with other projects throughout the city.

Mayor Pro Tem Mary David asked if 5125 Company was able to present a status report for the board. The City Administrator Aida Gutierrez responded to her question.

Mr. Albert Trevino, with Hinojosa Engineer, took the stand and explained to the city council that the pictures do not reflect the severity of the scope of work done on the site. The pictures represent what type of work is being done. Hinojosa Engineering and 5125 Company are working together to get the job done and the City Mayor, City Administrator and City Maintenance Supervisor are updated often.

Discussion between Mayor Pro Tem Mary David and Mr. Albert Trevino on questions from Mayor Pro Tem Mary David based on the invoice fees.

Mayor Silvestre Garcia reminds the city council that this was an emergency project and did not have to be presented to the board, however the intention was for the city council to be informed.

Mayor Pro Tem Mary David explains to the city council that the questions asked are due to complaints from citizens stating that prior city board approved items without acknowledgement and/or asking questions before making decisions.

Mayor Silvestre Garcia explains to the city council that the decision made was accurate after several city officials experienced firsthand the extensive details of the damage and repairs to be done and to have available professional guidance and instruction on what needed to be done.

Mayor Pro Tem Mary David made a motion to approve Hinojosa Engineering Invoice#25-107-1 \$10,320.00. Seconded by Commissioner Ann Forbes.

Discussion among the city council regarding the #14 addendum – Change order 5125 Company.

Mayor Pro Tem Mary David made a motion to approve the change order request from 5125 Company for Two Hundred Forty Thousand. (\$240,000.00). Seconded by Commissioner Jose J Herrera. All in Favor.

Mayor Silvestre Garcia asked for each commissioner to identify their vote.

Commissioner Carlos Cordova – “I”

Commissioner Ann Forbes- “I”

Commissioner Jose J Herrera- “I”

Commissioner Mary David- “I”

Commissioner Olga H Montes- “I”

All in favor. Motion passed due to unanimous vote.

9. Consideration and Possible Action of April 14, 2025, Regular Meeting Minutes. Action for Approval or Disapproval of.



May 12, 2025, Regular Meeting

Mayor Silvestre Garcia asked for a motion to approve April 14, 2025, Regular Meeting Minutes. Commissioner Olga H Montes made a motion to approve April 14, 2025, Regular Meeting Minutes. Seconded by Mayor Pro Tem Mary David. All in favor. Motion passed due to unanimous vote.

10. Consideration and Possible Action to Appoint Secondary Municipal Judge for City of Combes. Action for Approval or Disapproval of.

Attached in the agenda were three ordinances. The most recent ordinance, enacted in 2010, pertains to the appointment of a Judge. Presently, two court sessions each week are conducted on Monday and Thursdays with Judge Ruben Ochoa presiding over both sessions.

History: The city previously had two Municipal Judges, One Judge was appointed as Elections Administrator, he was required to forfeit his position.

Mayor Silvestre Garcia made a recommendation to appoint Mr. Chuck Veih, Commissioner Ann Forbes agreed.

Commissioner Ann Forbes made a motion to appoint Secondary Municipal Judge for the City of Combes. Seconded by Mayor Pro Tem Mary David. All in favor. Motion passed due to unanimous vote.

11. Executive Session:

- a) Consultation with Attorney as per Texas Open Meetings Act. [Tex. Govt. Code §551.071-to discuss Crosswind Landing LP, Mediation Agreement pursuant to Texas Government Code 55.087. Action for Approval or Disapproval of.
- b) To Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, pursuant to Section 551.074 Personnel Matters. Reassignment Duties- Office Personnel-

Mayor Silvestre Garcia asked for a motion to enter the executive session. Commissioner Olga H Montes made a motion to enter the executive session. Seconded by Mayor Pro Tem Mary David. All in favor. Motion passed due to unanimous vote.

Mayor Silvestre Garcia asked for a motion to return to the regular meeting. Commissioner Ann Forbes made a motion to return to the regular meeting. Seconded by Commissioner Olga H Montes.

12. Action following Executive Session:

- a) Consultation with Attorney as per Texas Open Meetings Act. [Tex. Govt. Code §551.071-to discuss Crosswind Landing LP, Mediation Agreement pursuant to Texas Government Code 55.087. Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion to acknowledge to approve. Commissioner Olga H Montes made a motion to acknowledge to approve. Seconded by Mayor Pro Tem Mary David. All in favor. Motion passed due to unanimous vote.



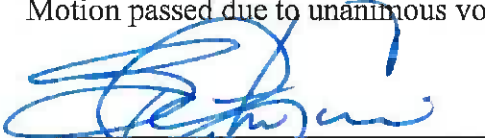
May 12, 2025, Regular Meeting

- b) To Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, pursuant to Section 551.074 Personnel Matters.
Reassignment Duties- Office Personnel- Action for Approval or Disapproval of.

Mayor Silvestre Garcia asked for a motion for the City Administrator to move forward as discussed in the executive session. Commissioner Olga H Montes made a motion for the City Administrator to move forward as discussed in the executive session. Seconded by Mayor Pro Tem Mary David. All in favor. Motion passed due to unanimous vote.

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

Mayor Silvestre Garcia asked for a motion for the Adjournment of Meeting. Commissioner Olga H Montes made a motion for the adjournment of the Meeting. Seconded by Commissioner Ann Forbes. All in favor. Motion passed due to unanimous vote.



Silvestre Garcia, Mayor

JoAnn Nino, City Secretary

ADDENDUM:

14. Consideration and Possible Action of the 5125 Company Additional Emergency Repairs to Nita Street & Bus 77 findings as of May 9, 2025-25-0018 26MAR Severe Weather Event. Action for Approval or Disapproval of.

Posted: May 9, 2025, at 5:35 pm

