

THE STATE OF TEXAS §
 CITY OF BROWNSVILLE §
 COUNTY OF CAMERON §

MINUTES of a **Regular Meeting** of the City Commission of the City of Brownsville, Texas, held in the Commission Chambers, on the Second Floor of the Brownsville City Hall – Old Federal Building, located at 1001 East Elizabeth Street, Brownsville, Cameron County, Texas, on **Tuesday, February 16, 2016**, at **5:15 P.M., 5:30 P.M.,** and at **6:00 P.M.** with the following members present:

ANTONIO MARTINEZ)	MAYOR
		COMMISSIONERS
RICARDO LONGORIA, JR.)	District 1
JESSICA TETREAU)	District 2
DEBORAH PORTILLO)	District 3
JOHN VILLARREAL)	District 4
CESAR DE LEON)	At-Large “A”
ROSE M.Z. GOWEN, M.D.)	At-Large “B”
CHARLIE CABLER		CITY MANAGER
PETE GONZALEZ		DEPUTY CITY MANAGER
RUTH OSUNA		ASSISTANT CITY MANAGER
STEPHANIE REYES		ASSISTANT CITY MANAGER
MARK E. SOSSI		CITY ATTORNEY
MICHAEL L. LOPEZ		CITY SECRETARY
ABSENT:		NONE

A quorum being present, Mayor Pro-Tem Rose Gowen, asked Mr. Michael L. Lopez, City Secretary, to read the call to consider the following matters as posted and filed for the record in The Office of the City Secretary on February 12, 2016.

Commissioners Ricardo Longoria, Jr., and Cesar de Leon arrived at 5:19 p.m.

WORKSHOP: 5:15 P.M.

- a) Discuss the Municipal Housing Corporation of Brownsville; the 2016 Texas Department Housing Community Affairs (TDHCA) Tax credit competitive round; proposed project in Brownsville; and Municipal Housing Finance Corporation (MHFC) of Brownsville.**

Ms. Ruth Osuna, Assistant City Manager, delivered a PowerPoint presentation regarding the 2016 Qualified Allocation Plan, giving a brief description of the Texas Department of Housing and Community Affairs, Multifamily Housing Rental Programs, and the Municipal Housing Finance Corporation of Brownsville Program.

Mayor Antonio Martinez left the meeting at 5:30 p.m.

EXECUTIVE SESSION: 5:30 P.M.

Upon motion by Commissioner Rose Gowen, seconded by Commissioner Ricardo Longoria, Jr., and carried unanimously, the Executive Session convened at 5:30 p.m. to discuss the following items:

- A) **Consultation with Attorney pursuant to Section §551.071 (1) and (2), of the Texas Government Code, regarding anticipated litigation and/or where 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 the Texas Open Meetings Act.**
- B) **Discussion pursuant to Section §551.072, of the Texas Government Code, to deliberate the exchange, lease or value of real property.**
- C) **Discussion pursuant to Section §551.072, of the Texas Government Code, to deliberate the exchange, lease or value of real property.**

Upon conclusion of Executive Session Mayor Antonio Martinez, convened the Regular Meeting at 6:42 p.m. No action was taken in Executive Session.

REGULAR MEETING: 6:00 P.M.

PLEDGE OF ALLEGIANCE: UNITED STATES PLEDGE * TEXAS PLEDGE

The Pledge of Allegiance was led by Mayor Pro-Tem Rose Gowen, and the Texas Pledge was led by Commissioner Ricardo Longoria, Jr.

INVOCATION:

The invocation was delivered by Pastor Brad Burkes, Embassy of the Spirits, from Brownsville, Texas.

ACTION ON ITEM DISCUSSED IN EXECUTIVE SESSION:

- A) **ACTION on item as discussed in Executive Session regarding anticipated litigation and discussion with attorney.**

No action taken.

- B) **ACTION on real property matters with the Brownsville Navigation District as discussed on Executive Session.**

Commissioner Cesar de Leon moved to proceed with Memorandum of Understanding. The motion was seconded by Commissioner Deborah Portillo and carried unanimously.

C) ACTION to approve contract to purchase 307.4 acres from 1419 LLC and temporary lease pending closing.

Commissioner Cesar de Leon moved to proceed with Memorandum of Understanding subject to City Attorneys approval. The motion was seconded by Commissioner John Villarreal and carried unanimously.

1. MAYOR'S ACTIVITY UPDATE:

Mayor Antonio Martinez did not deliver a report.

Mayor Pro-Tem Rose Gowen thanked everyone who attend the Drainage Report on January 27, 2016, at the Brownsville Public Library, and reminded the citizens that the Challenge was approaching the midpoint, which had over a 1,000 participants registered, and invited everyone to meet Abel Gonzalez, American Ninja Warrior, from Edinburg, Texas, as a guest speaker.

2. COMMISSIONERS' ACTIVITY UPDATE:

Commissioner Jessica Tetreau thanked everyone for attending and participating at the airshow.

Commissioner Cesar de Leon thanked the City Manager and Assistant City Managers, and City staff for helping out on Scout Government Day, and continuing the tradition.

Commissioner Ricardo Longoria, Jr., also thanked everyone and Honorable United States Magistrate Judge Ignacio Torteya, III, for participating in the Scout Government Day, and reminded the public to enjoy the Charro Days festivities. He noted that he had been working with City staff closely, regarding the increased information to the public of city ordinances.

Commissioner Jessica Tetreau reminded everyone of early voting.

Commissioner John Villarreal gave a progress report in regards to the West Morrison connection, and thanked City staff for their involvement, he reminded the the public of a Town Hall meeting to be held on Thursday, February 18, 2016, at the Oliveira Park Gymnasium, for public input in regards to the West Brownsville Rail Corridor.

3. CONSENT AGENDA ITEMS:

All consent Agenda Items listed were considered to be routine by the City Commission and were approved by one motion.

Upon motion by Commissioner John Villarreal seconded by Commissioner Cesar de Leon and carried unanimously, Consent Agenda Items "a and b" were **approved**.

ITEMS No. "a" and "b"

- a) Approval of the Minutes of the Regular Meeting of February 02, 2016.
- b) To acknowledge the following individuals to incur travel expense:

<u>Employee</u>	<u>Department</u>	<u>Destination</u>	<u>Date</u>
Tracie A. Orcillez	BMetro	Arlington, TX	Feb. 21-27, 2016
Monica Tellam	BMetro	Houston, TX	Mar. 08-11, 2016
Omar Ochoa	Building	San Antonio, TX	Apr. 03-08, 2016
Oscar Garcia	Building	San Antonio, TX	Apr. 03-08, 2016
Ramon Torres	Building	San Antonio, TX	Apr. 03-08, 2016
Luis Saucedo	Building	San Antonio, TX	Apr. 03-08, 2016
Richard Alvarez	Building	Beaumont, TX	Mar. 27-Apr. 1, 2016
Ramiro Pena	Building	Beaumont, TX	Mar. 27-Apr. 1, 2016
Julio Ruiz	Building	Beaumont, TX	Mar. 27-Apr. 1, 2016
Jaime Buentello	Building	Beaumont, TX	Mar. 27-Apr. 1, 2016
David Licon, Jr.	Engineering	Houston, TX	Mar. 8-11, 2016
Sarah Dierlam	Grants	Houston, TX	Mar. 8-10, 2016
Mark Lund	Planning	Austin, TX	Feb. 17, 2016
Sergio Perez	Police	Port Aransas, TX	Feb. 14-19, 2016
Juan Salinas	Police	Port Aransas, TX	Feb. 14-19, 2016
Raul Rodriguez	Police	Arlington, TX	Feb. 21-25, 2016
Robert Esparza	Traffic	Houston, TX	Mar. 08-11, 2016

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PUBLIC HEARINGS:

4. Public Hearing and ACTION on the HOME Investment Partnerships Program Substantial Amendment Program Year (PY) 2013-2015 Annual Action Plans.

Ms. Marina Zolezzi, Grants Director introduced Ms. Ana Hernandez, Housing Manager, whom delivered a PowerPoint presentation regarding the Home Investment Partnerships Program Substantial Amendment. She provided a a brief background of the program and noted the proposed and accommodating budgetary changes, to available funding which resulted from uncommitted program income, reprogrammed funds from previous years, and repayment funds.

Upon motion by Commissioner Jessica Tetreau seconded by Commissioner Cesar de Leon and carried unanimously, the public hearing was **closed**.

Commissioner Ricardo Longoria, Jr., moved that the HOME Investment Partnerships Program Substantial Amendment Program Year (PY) 2013-2015 Annual Action Plans, be **approved**. The motion was seconded by Commissioner John Villarreal and carried unanimously.

5. Public Hearing and ACTION on FIRST READING on Ordinance Number 235-2016-001-S, to allow Apartments (A) in a Dwelling “G” (DG) for .4855 acres for Lot 27, Block 1 of Portway Acres Subdivision located near Zena Drive and Portway Drive. (District 2)

Mr. Ramiro Gonzalez, Assistant Director of Operations, gave a brief explanation of the ordinance, noting that the current zoning was Dwelling G (DG), and the applicant was requesting a Specific use permit to allow “Apartments” in a Dwelling G, for the purpose of building two (2) duplexes with four (4) units, and further noting that the Planning and Zoning Commission recommended approval of the proposed ordinance.

Upon motion by Commissioner Jessica Tetreau seconded by Commissioner Cesar de Leon and carried unanimously, the public hearing was **closed**.

Commissioner Jessica Tetreau moved that Ordinance Number 235-2016-001-S, be **adopted** at first reading, to allow Apartments (A) in a Dwelling “G” (DG) for .4855 acres for Lot 27, Block 1 of Portway Acres Subdivision located near Zena Drive and Portway Drive. (District 2) The motion as seconded by Commissioner Cesar de Leon and carried unanimously.

6. Public Hearing and ACTION on FIRST READING on Ordinance Number 235-2016-005, to rezone from Professional Office “X” (1CX) to General Retail “X” (4CX) for 1.0 acres for Lot 5, Block 1 of Star acres located at 6305 Paredes Line Road. (District 3)

Mr. Ramiro Gonzalez, Assistant Director of Operations, gave a brief explanation of the ordinance, noting that the current zoning was Professional Office X (1CX), and the applicant was requesting to rezone to General Retail X (4CX), further noting that the Planning and Zoning Commission recommended approval of the proposed ordinance.

Upon motion by Commissioner Jessica Tetreau seconded by Commissioner Cesar de Leon and carried unanimously, the public hearing was **closed**.

Commissioner Jessica Tetreau moved that Ordinance Number 235-2016-005, be **adopted** at first reading, to rezone from Professional Office “X” (1CX) to General Retail “X” (4CX) for 1.0 acres for Lot 5, Block 1 of Star acres located at 6305 Paredes Line Road. (District 3) The motion was seconded by Commissioner Cesar de Leon and carried unanimously.

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7. PUBLIC COMMENT PERIOD: PLEASE NOTE:

Mr. Ernesto De Leon noted that he and other people were asked to stop campaigning in front of the Central Public Library, since it was private property, he further noted that since the City was purchasing new computers for both libraries, restrictions needed to be placed when a citizen uses the public computers, to avoid any damage.

Mr. James Houghtaling, Jr., from Paredes Elementary, cordially invited the Commission to the 2016 Texas Scholastic Chess Championships, to be held on March 05-06, 2016, from 9:00 am to 6:00 p.m., at Rivera High School.

Mr. Eloy Garcia, noted that his resolution from 2016 to 2020 of every June, would be to make sure that a TESLA motorcycle supercharger is in the City of Brownsville.

ACTION ITEMS:

8. Consideration and ACTION on Resolution Number 2016-005, supporting a proposed affordable housing community known as the Huntington at Brownsville.

Ms. Ruth Osuna, Assistant City Manager, noted that Huntington Partners, Ltd., has proposed a development of 128 housing tax credit units, which consist of a mixed income development and age restricted to individuals of 62 years of age, at the 300 block of Lorenaly Drive just East of US Highway 77/83.

Commissioner Jessica Tetreau moved that Resolution Number 2016-005, supporting a proposed affordable housing community known as the Huntington at Brownsville, be **approved**. The motion was seconded by Commissioner John Villarreal and carried unanimously.

Commissioner Ricardo Longoria, Jr., stepped out and did not vote.

9. Consideration and ACTION on Resolution Number 2016-006, supporting a proposed affordable housing community known as Morrison Place.

Ms. Ruth Osuna, Assistant City Manager, noted that Morrison Place, LP, has proposed a development for affordable rental housing consisting of 160 housing tax credit units, a mixed-income development with a 24 market rate unit. Ms. Osuna, further noted that the units would be built at the corner of Morrison and Laredo Road, and once land had been developed, a traffic signal light would be installed, sharing the cost between the builder and the City.

Commissioner John Villarreal moved that Resolution Number 2016-006, supporting a proposed affordable housing community known as Morrison Place, be **approved**. The motion was seconded by Commissioner Jessica Tetreau and carried unanimously.

10. Consideration and ACTION on Resolution Number 2016-007, supporting a proposed affordable housing community known as Cantabria Estates Apartments.

Ms. Ruth Osuna, Assistant City Manager, noted that Cantabria, LP, has proposed a development for affordable rental housing consisting of 102 housing tax credit units, which would consist of 92 affordable units, in conjunction with Cameron County Housing Authority. Ms. Osuna, further noted that the builder would be sharing the cost of installing a traffic light once land had been developed.

Commissioner Jessica Tetreau moved Resolution Number 2016-007, supporting a proposed affordable housing community known as Cantabria Estates Apartments, be **approved**. The motion was seconded by Commissioner Cesar de Leon and carried unanimously.

11. Consideration and ACTION on Resolution Number 2016-008, supporting a proposed affordable housing community known as Sunshine Village Apartments.

Ms. Ruth Osuna, Assistant City Manager, noted that Sunshine Village, LP, has proposed a development for affordable rental housing consisting of 132 housing tax credit units, a development of a mixed-income development with 14 market rate units and 118 affordable units and be age restricted

for the elderly. Ms. Osuna, further noted that the affordable rental housing would be approximately on Tony's Road, east of Paredes Line Road, expected to be named Sunshine Village Apartments.

Commissioner Ricardo Longoria, Jr., moved that Resolution Number 2016-008, supporting a proposed affordable housing community known as Sunshine Village Apartments, be **approved**. The motion was seconded by Commissioner John Villarreal and carried unanimously.

12. Consideration and ACTION on Resolution Number 2016-009, supporting a proposed affordable housing community known as the Casita Lantana at Inwood.

Ms. Ruth Osuna, Assistant City Manager, noted that the Casita Lantana at Inwood, LLC, has proposed a development of single family detached rental homes within Brownsville's ETJ, in which the Community Development Corporation of Brownsville would construct 54 housing tax credit units at 3954 Dana Avenue, expected to be named "Casita Lantana at Inwood".

Commissioner Ricardo Longoria, Jr., moved that Resolution Number 2016-009, supporting a proposed affordable housing community known as the Casita Lantana at Inwood, be **approved**. The motion was seconded by Commissioner John Villarreal and carried unanimously.

13. Consideration and ACTION on Resolution Number 2016-010, supporting a proposed affordable housing community known as the Resaca Village Apartments.

Ms. Ruth Osuna, Assistant City Manager, noted that the Resaca Village Apartments, LLC has proposed to demolish and replace 36 units that were previously named Citrus Annex and to replace a portion of the units that were a part of the Housing Authority, previously demolished Roosevelt Apartments with 74 units housing tax credit units. Ms. Osuna, further noted that the developer has proposed a development for affordable rental housing at 2224 Lincoln Street, and expected to be named "Resaca Village Apartments".

Commissioner Jessica Tetreau moved that Resolution Number 2016-010, supporting a proposed affordable housing community known as the Resaca Village Apartments, be **approved**. The motion was seconded by Commissioner Cesar de Leon and carried unanimously.

14. Consideration and ACTION on East Brownsville Neighborhood Revitalization Strategy Area.

Mr. Edgar Garcia, Assistant Grants Director, delivered a PowerPoint presentation regarding the benefits of a Neighborhood Revitalization Strategy Area of East Brownsville (NRSA). Mr. Garcia, noted that the program would help promote innovative programs in economically disadvantaged areas of the community; such as an increase in economic opportunities, how to create jobs for unemployed LMI residents, and how to promote revitalization of the neighborhood. Mr. Garcia further noted that

the program would also help with the Housing and Neighborhood Development Assessment, Infrastructure Assessment, Community Development Assessment, and Empower Health Strategies.

Commissioner Rose Gowen noted that under Human Capital, she suggested to add the rate of diabetes in the area, because Human Capital was not only education, but should include health and wellness. Commissioner Gowen, also asked if the Promotora Team was included in the social services program, since the team also goes out to promote health awareness.

Commissioner Cesar de Leon questioned and asked for a brief explanation and the purpose of the Neighborhood Revitalization Strategy Area (NRSA).

Mr. Edgar Garcia, noted that the Promotora team was included; further noting that the NRSA allows the City to use Community Development Block Grant funding, and with this flexibility they are able to fund more programs and be innovative. Commissioner Cesar de Leon noted that he would not like the funding to be duplicated since Brownsville Community Improvement Corporation (BCIC) were helping as well, and questioned what steps would be taken in order to avoid the duplicate funding.

Mr. Edgar Garcia, noted that he would work with the entities to avoid duplication of services.

Commissioner John Villarreal moved that East Brownsville Neighborhood Revitalization Strategy Area, be approved. The motion was seconded by Commissioner Jessica Tetreau and carried unanimously.

Commissioner Ricardo Longoria, Jr., let the meeting at 7:25 p.m.

15. Consideration and ACTION on Resolution Number 2016-011, determining that the Resaca Village Apartments Affordable Housing Development significantly contributes to the revitalization efforts of the City of Brownsville.

Mr. Ramiro Gonzalez, Assistant Director of Operations, noted that the Resaca Village Apartments, LLC., had proposed a development of affordable multifamily rental housing named Resaca Village Apartments, for low income residents of the City. He further noted that Resaca Village Apartments, LLC., advised the City that they intended to submit an application to the Texas Department of Housing and Community Affairs for 2016 competitive Housing Tax Credits .

Commissioner Jessica Tetreau moved that Resolution Number 2016-011, determining that the Resaca Village Apartments Affordable Housing Development significantly contributes to the revitalization efforts of the City of Brownsville, be **approved**. The motion was seconded by Commissioner Cesar de Leon and carried unanimously.

Agenda Items 16, and 18 through 20 were read consecutively for action.

- 16. **Consideration and ACTION on a Memorandum of Understanding to authorize a Joint Application for the third and final round of the Promise Zone Initiative Grant between IDEA Public Schools (IDEA) and the City of Brownsville.**
- 18. **Consideration and ACTION on a Memorandum of Understanding to authorize a Joint Application for the third and final round of the Promise Zone Initiative Grant between United Brownsville and the City of Brownsville.**
- 19. **Consideration and ACTION on a Memorandum of Understanding to authorize a Joint Application for the third and final round of the Promise Zone Initiative Grant between United Way of Southern Cameron County and the City of Brownsville.**
- 20. **Consideration and ACTION on a Memorandum of Understanding to authorize a Joint Application for the third and final round of the Promise Zone Initiative Grant between Housing Authority of the City of Brownsville (HACB) and the City of Brownsville.**

Commissioner Jessica Tetreau moved that Agenda Items 16 and 18 through 20 be **approved** as **presented**. The motion was seconded by Commissioner Cesar de Leon and carried unanimously.

- 17. **Consideration and ACTION on a Memorandum of Understanding to authorize a Joint Application for the third and final round of the Promise Zone Initiative Grant between U. S. Small Business Administration Lower Rio Grande Valley District Office and the City of Brownsville.**

Ms. Marina Zolezzi, Grants Director, requested that Agenda Item 17 be removed.

PURCHASES/BIDS/CONTRACTS:

- 21. **Consideration and ACTION to award a term contract for uniforms for use by the Brownsville Fire and EMS Department.**

Upon motion by Commissioner John Villarreal seconded by Commissioner Jessica Tetreau and carried unanimously, this item was **tabled**.

ADJOURNMENT:

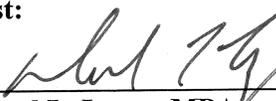
There being no further business to come before the Commission, upon duly made motion, the meeting adjourned at 7:30 p.m.

Approved this 15th day of March, 2016.



Antonio Martinez
Mayor

Attest:



Michael L. Lopez, MPA
City Secretary



Respectfully submitted by
Yolanda Galarza-Gomez, Administrative Specialist
Office of the City Secretary