



**NOTICE OF A SPECIAL JOINT MEETING OF
THE CITY OF SAN BENITO CITY COMMISSION AND
THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

APRIL 16, 2024

5:30 PM

**SAN BENITO ANNEX BUILDING NUMBER 2
MEETING HALL
705 NORTH BOWIE STREET
SAN BENITO, TEXAS 78586**

During the course of this meeting, the City Commission and the San Benito EDC Board of Directors may retire into Executive Session under Texas Government Code Section 551.071 (2) to consult with its legal counsel on legal matters relating to any item on this agenda when the duty of the attorney to the City Commission and the attorney to the San Benito EDC Board of Directors, under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. The City Commission and the San Benito EDC Board of Directors reserve the right to consider and address any of the items on this agenda in any order during the meeting.

CALL TO ORDER:

1. Roll call and possible action on the excusing of any absent member of the governing board.
2. Pledge of Allegiance to the U.S. Flag and to the Texas Flag.
3. Invocation.

PUBLIC COMMENTS (Speaker remarks limited to three minutes)

- **Non-Agenda Items:** Kindly submit a "Public Comment Form" stating the City business or City policy you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Forms are not reserved for anyone nor may time be deferred to anyone. PowerPoint presentations may not be accommodated. This period is limited to five (5) speakers with a time limit of three (3) minutes per speaker.
- **Agenda Items:** Kindly submit a "Public Comment Form" stating which item(s) on the agenda you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Speakers will be allowed to address the Commission on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.
- **Time Limits:** The City Commission shall have the discretion to modify its regulations regarding time limits on public comment if necessary. For example, the time limit may be shortened to accommodate a lengthy agenda or it could be lengthened to allow additional time for discussion on a complicated matter or if there is a need for an interpreter.

ANNOUNCEMENTS

CONSENT AGENDA ITEM(S):

CITY OF SAN BENITO CITY COMMISSION

The following are considered to be routine by the City Commission and will be approved by one motion. There will be no separate discussion of these items unless a City Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Consideration and possible action to approve the minutes of the September 5, 2023 City of San Benito Regular City Commission Meeting and the September 26, 2023 City of San Benito Special City Commission Meeting.
2. Consideration and possible action to approve Ordinance Number 2557-A, an ordinance repealing ordinance number 2557 of the City of San Benito, adopting the 2024 Edition International Codes, by the International Code Council, Inc., to include the International Building Code, International Residential Code for One and Two Family Dwellings, International Fire Code, International Wildland Urban Interface Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, International Private Sewage Disposal Code, International Existing Building Code, International Swimming Pool and Spa Code, International Property Maintenance Code, ICC Performance Code for Building and Facilities, International Green Construction Code, and adopting the National Fire Protection Association (NFPA) 101 Life Safety Code, including the Annex Chapters, and adopting the 2023 Edition of the National Electric Code (NFPA 70), including the Annex Chapters.
3. Consideration and possible action to approve a Material and/or Service Agreement-Contract with M & M Lawn Service for Code Compliance Abatement for Lawn Mowing RFP#2024-02-001.
4. Consideration and possible action to ratify a Subrecipient Agreement with the U.S. Department of Housing and Urban Development's Community Development Block Grant Mitigation Program, General Land Office Contract Number 23-160-030-E547.
5. Consideration and possible action to approve an agreement with Mundo and Associates to provide professional services for the Tax Increment Reinvestment Zone.
6. Consideration and possible action to approve the purchase of a CAT D150 GC Diesel Generator for the San Benito Annex Building Number 2.
7. Consideration and possible action to approve a Master Open-End Vehicle Lease Agreement with Commercial Vehicle Leasing, LLC., dba D&M Leasing, for the leasing of fleet vehicles for several City departments.
8. Consideration and possible action to authorize the Mayor to execute the annual Workforce Solutions Cameron Worksite Agreement for Subsidized Work-Based Training for individuals seeking to gain practical work experience.
9. Consideration and possible action to authorize the Mayor to execute The American Association of Retired Persons Senior Community Service Employment Program Agreement for participants to receive training and work experience.
10. Consideration and possible action to approve a Fireworks Display Contract with Killer V Fireworks And Pyrotechnics, LLC, for the professional fireworks display during the 2024 ResacaFest on July 6, 2024.

11. Consideration and possible action to approve Payment Number 8 to Ferguson Service Systems, Inc., as recommended by Hanson Professional Services, Inc., pertaining to the Stenger Surge Tank Lift Station Improvements Project in the amount of \$49,336.66.
12. Consideration and possible action to approve bids received for RFP #2024-03-001 for fourteen fleet vehicles from Boswell Elliff Ford.
13. Consideration and possible action to approve bids received for RFP #2024-03-002 for the purchase of two compact excavators from Romco Equipment Co.
14. Consideration and Possible Action on the Small Business Investment Program- Commercial Facade Grant award to Reach for the Sky Bakeshop in the amount of \$1,275.

SAN BENITO EDC BOARD OF DIRECTORS

1. Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for February 15, 2024.
2. Discussion and possible action on the amended bylaws of the San Benito Economic Development Corporation, Inc.
3. Consideration and action, if any, on nominations and election of officer positions for the board of directors.
4. Consideration and action, if any, authorizing the issuance and execution of bank signature cards for all corporate accounts.
5. Consideration and action, if any, on Performance Agreement and Ground Lease Agreement with Extension Option with Varco Real Estate San Benito LLC.

EXECUTIVE SESSION

CITY OF SAN BENITO CITY COMMISSION EXECUTIVE SESSION ITEMS:

- a) Consultation with City Attorney pursuant to Texas Government Code Section 552.107(1) to discuss privileged communication protected by the attorney-client privilege.
- b) Pursuant to Texas Government Code Section 551.074 (a)(1) Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

SAN BENITO EDC, INC., BOARD OF DIRECTORS EXECUTIVE SESSION ITEMS:

a) Pursuant to §§551.071 and 551.129, the Board of Directors may convene in a closed, non-public meeting with its attorney and discuss any matters related to legal advice on pending or contemplated litigation, settlement offer, and/or 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;

b) Pursuant to §551.072, the Board of Directors may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the Board of Directors and a third party in an open meeting;

c) Pursuant to §551.074, the Board of Directors may convene in a closed, non-public meeting to discuss any matters related to appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee; and

d) Pursuant to §§551.087(1-2), the Board of Directors may convene in a closed, non-public meeting to discuss any matters regarding economic development issues.

e) Deliberation on Performance Agreement and Ground Lease Agreement with Extension Option with Varco Real Estate San Benito LLC

f) Deliberation on amended Bylaws of the San Benito Economic Development Corporation

SAN BENITO CITY COMMISSION: POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

1. Discussion and possible action regarding the City Manager employment contract.
2. Consideration and possible action to approve the amended bylaws of the San Benito Economic Development Corporation, Inc.
2. Consideration and possible action on Performance Agreement and Ground Lease Agreement with Extension Option with Varco Real Estate San Benito LLC.

SAN BENITO EDC BOARD OF DIRECTORS: POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

1. Discussion and possible action on the amended bylaws of the San Benito Economic Development Corporation, Inc.
2. Consideration and action, if any, on Performance Agreement and Ground Lease Agreement with Extension Option with Varco Real Estate San Benito LLC.

ADJOURNMENT

Note: The City of San Benito does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the City Secretary at (956) 361-3800, Extension 103, by Monday, no later than 5:00 P.M., to make proper arrangements.

Dated: April 12, 2024

CITY OF SAN BENITO

Ricardo Guerra

**Honorable Ricardo Guerra
Mayor**

STATE OF TEXAS

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COUNTY OF CAMERON

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I, the undersigned authority, do hereby certify that the above Notice of a Special Joint Meeting of the City of San Benito City Commission and the San Benito Economic Development Corporation, Inc., Board of Directors, is a true and correct copy of said Notice posted on the front outdoor bulletin board cabinet for agendas at the San Benito Municipal Building, 401 North Sam Houston Boulevard, San Benito Annex Building 2, 705 North Bowie, and San Benito EDC Building, 701 North Bowie, in San Benito, Texas, places convenient and readily accessible to the general public at all times which has been continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened. This agenda may be downloaded by accessing: <http://cityofsanbenito.com/AgendaCenter>.

ATTEST:



Ruth McGinnis

**Ruth A. McGinnis
City Secretary**