

AGENDA

Notice is hereby given that the City of Combes Commissioners will meet in a Regular Session at 7:00 pm Monday, September 25, 2023 at Combes Municipal Complex, 21626 Hand Road, Combes Texas to consider the following;

Public comments may be e-mailed to agutierrez@townofcombes.com by the meeting date at 4:00 pm.

1. Roll Call.
2. Invocation & 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
4. Mayor Silvestre Garcia-Consideration and Possible Action of
 - a) City of Combes Update-Fiscal Year Ending September 30, 2023 Report
 - b) Proposed Woods Road Construction for Future Development
 - c) Proposed Combes Shopping Plaza
 - d) Multi-Commercial & Residential Subdivisions.Action for Approval and Acknowledgement.
5. R.E Garcia & Associates- Consideration and Possible Action of Preliminary and/or Final Subdivisions Memos
 - a) Hidden Woods Phase II- (Hand Road)
 - b) Combes Apartments (FM 508)
 - c) Combes Heights (FM 508)
 - d) Weisman & Neilsen (Briggs Coleman Road)Action for Approval or Disapproval of.
6. Consideration and Possible Action- Minutes- August 28th & September 11, 2023- Regular Meeting.
Action for Approval or Disapproval of.
7. Linebarger Goggan Blair & Sampson, LLP- Consideration and Possible Action:
 - a) Consideration and Possible Approval of an Ordinance authorizing the City of Combes to enter into a collection contract for fines, fees, restitution, other debts, and costs providing split fees on partial collections by authorizing a collections fee in the amount of thirty percent (30%) to defray costs of collecting delinquent fines, fees, court costs, and other debts over 60 days past due pursuant to Article 103.0031 of the Texas Code of Criminal Procedure.
 - b) Consideration and Possible Approval on Action Required under Texas Govt. Code 2254, for the City of Combes to provide a Written Statement and Finding of the Need for Specialized Contingent Fee Legal Services.

- c) Consideration and Possible Approval of Resolution No. 2023-9- Agreement with Linebarger Goggan Blair & Sampson, LLP and the City of Combes for the Collection of Delinquent Court Fines and Fees. Action for Approval or Disapproval of (Items A-C)
8. Consideration and Possible Action of Fire Service Contract for Fiscal Year 2023-2024 City of Harlingen & City of Combes. Action for Approval or Disapproval of.
9. Consideration and Possible Action of Agreement between Community Action Corporation of South Texas and City of Combes Waterworks for Fiscal Year Ending September 30, 2024. Action for Approval or Disapproval of.
10. Consideration and Possible Action of Public Funds Quarterly Report Ending June 2023. Action for Approval or Disapproval of.
11. Executive Session:
- a) 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- Administration and Office Staff.
 - b) Consultation with Attorney as per Texas Open Meetings Act. [Tex. Govt. Code §551.071- Discussion regarding G&G Contractors/Surety Bond-Combes Public Warehouse & Animal Shelter Bond Project 2021-
 - c) **EDC Agenda Items Action September 25, 2023 Meeting** Deliberation pursuant to Texas Government Code 551.072 regarding the purchase and/exchange of real property where the deliberation in open session would have a detrimental effect on the position of a governmental entity with a third person, and 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. (EDC Consultant/EDC Attorney)
 - (a) Discussion and or possible action on property listed in the name of the Combes Economic Development Corporation described as DAVID & STEPHENSON SUBDIVISION 13.460 OUT OF 36.3780 ACRES BLK 8.
 - (b) Discussion and or possible action on developing an agreement with incentives for proposed development requested by Project X.

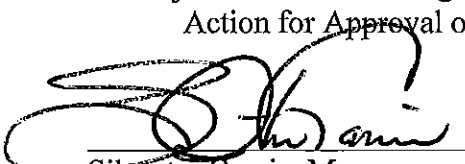
Action for Approval or Disapproval of to convene into Executive Session.

12. Action following Executive Session:


- a) 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- Administration and Office Staff. Action for Approval or Disapproval of.
- b) Consultation with Attorney as per Texas Open Meetings Act. [Tex. Govt. Code §551.071- Discussion regarding G&G Contractors/Surety Bond-Combes Public Warehouse & Animal Shelter Bond Project 2021- Action for Approval or Disapproval of.
- c) **EDC Agenda Items Action September 25, 2023 Meeting**-Deliberation pursuant to Texas Government Code 551.072 regarding the purchase and/exchange of real property where the deliberation in open session would have a detrimental effect on the position of a governmental entity with a third person, and 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. (EDC Consultant/EDC Attorney)
 - (a) Discussion and or possible action on property listed in the name of the Combes Economic Development Corporation described as DAVID & STEPHENSON SUBDIVISION 13.460 OUT OF 36.3780 ACRES BLK 8.
 - (b) Discussion and or possible action on developing an agreement with incentives for proposed development requested by Project X. Action for Approval or Disapproval of.

13. Adjournment of Meeting.

Action for Approval or Disapproval of.



Silvestre Garcia, Mayor



Aida Gutierrez, City Administrator

Notes to Agenda:

1. Commissioners may vote and/or act upon each of the items listed in this Agenda.
 2. Commissioners reserve the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. Persons and Disabilities who plan to attend this meeting and who may need assistance should contact Joann Nino, City Secretary, at 425-7131 or 423-2714.
- This is to certify that I, Aida Gutierrez, City Administrator posted this Agenda at _____ p.m. on September 22, 2023.