



**NOTICE OF A REGULAR MEETING OF THE  
CITY COMMISSION OF THE CITY OF SAN BENITO**  
**Tuesday, May 18, 2021**  
**5:30 p.m.**

**SAN BENITO MUNICIPAL BUILDING  
CESAR GONZALEZ MEETING HALL  
401 NORTH SAM HOUSTON BOULEVARD  
SAN BENITO, TEXAS 78586**

During the course of this meeting, the City Commission 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 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 reserves the right to consider and address any of the items in this agenda in any order during the meeting.

1. **Welcome.**
2. **Pledge of Allegiance to the U.S. Flag and to the Texas Flag.**
3. **Invocation.**
4. **Announcements: Items of Community Interest.**
5. **Public Comments - (Speaker/Remarks limited to three minutes).**
6. **Consideration and possible action to appoint a Mayor Pro Tempore.**
7. **Consideration and possible action to approve the Minutes of the April 20, 2021 Regular City Commission Meeting.**
8. **Presentation of the City of San Benito Group Major Medical Plan.**
9. **Consideration and possible action to approve Resolution Number 2021-0518-009, a resolution of the City of San Benito, Texas finding that AEP Texas, Inc.'s application to amend its distribution cost recovery factors to increase distribution rates within the City should be denied; authorizing participation with the cities served by AEP Texas; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.**

10. Consideration and possible action on reappointing David Garza as presiding judge of the Municipal Court beginning June 1, 2021 and ending May 31, 2023 and approving a contract for related services.
11. Consideration and possible action on appointing Noe Alaniz, Jr., as associate judge of the Municipal Court beginning June 1, 2021 and ending May 31, 2023 and approving a contract for related services.
12. Consideration and possible action to authorize the Mayor to sign Master Service Agreements with the following Engineering Firms for engineering related services:
  - a) Guzman and Munoz Engineering & Surveying, Inc
  - b) Hanson Professional Services, Inc.
  - c) LEMC, Inc., dba HCE
13. Discussion and possible action on loud noise complaints in accordance with state law and city ordinance.
14. Consideration and possible action on amending, modifying, or revising the San Benito Economic Development Corporation, Inc., Bylaws.
15. First Reading of Ordinance 2586-05-21, an ordinance of the City of San Benito on the appointment and removal of the San Benito Economic Development Corporation, Inc., Board of Directors.
16. Consideration and possible action to approve the appointments or re-appointments of the San Benito Economic Development Corporation, Inc., Board of Directors terms to expire on May 31, 2021. New appointments or reappointments terms will expire May 31, 2023:
  - a) Place 1
  - b) Place 2
  - c) Place 3
  - d) Place 4
17. Consideration and possible action on the San Benito EDC FY 2020-2021 Small Business Investment Program Applications for:  
Rent Subsidy Grant Applications:
  - a) BZ RedZone Chill & Grill, in the amount of \$4,500.00
  - b) Minerva's Art, Jewelry, and Perfumes in the amount of \$2,250.00
  - c) Dulceria La Mexicanita, in the amount of \$3,000.00  
Commercial Facade Grant Application:
  - d) Sweet Deli and More, in the amount of \$900.00 (Signage)

18. Consideration and possible action to extend the previously approved Exhibit Loan Agreement for exhibition *Mexica: Renacimiento* by Mark Clark up to August 16, 2021 at the San Benito Cultural Heritage Museum.
19. Consideration and possible action to authorize the Mayor to execute proposal submitted by CAPEX Consulting Group for Water and Sewer Rate Study and Long-Term Financial Plan.
20. Consideration and possible action to approve an Agreement with Mundo and Associates, Inc. for completion of the 2020 Annual Tax Increment Reinvestment Zone report.
21. Presentation and approval of City of San Benito Investment Reports for the second quarter ended March 31, 2021.
22. Presentation of the City of San Benito Financial Statements for the period ended March 31, 2021.
23. Executive Session:
  - a) Consultation with City Attorney pursuant to Texas Government Code §551.071 (2) regarding JNSP Properties, L.L.C. (Liberty Estates Phase II) Economic Development Amendment of Agreement.
  - b) Consultation with City Attorney pursuant to Texas Government Code §551.071(1) to receive legal advice pertaining to Water Main damaged on July 3, 2020 near the Freddy Fender Water Tower.
  - c) To deliberate pursuant to Texas Government Code §551.074(a)(1) a personnel action relating to the City Manager contract.

**General Session:**

24. Consideration and possible action on Executive Session Agenda Item 23 (a).
25. Consideration and possible action on Executive Session Agenda Item 23 (b).
26. Consideration and possible action on Executive Session Agenda Item 23 (c).
27. 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 May 14, 2021

CITY OF SAN BENITO



Honorable Ricardo Guerra  
Mayor

STATE OF TEXAS                   §  
COUNTY OF CAMERON         §  
CITY OF SAN BENITO           §

I, the undersigned authority, do hereby certify that the above Notice of a Regular City Commission Meeting of the City of San Benito is a true and correct copy of said Notice, and has been posted at the front outdoor Bulletin Board Cabinet for Agendas at the San Benito Municipal Building, 401 North Sam Houston Boulevard in San Benito, Texas, a place convenient and readily accessible to the general public, and which has been continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened. I further certify this agenda has been posted on the City of San Benito website and may be downloaded by accessing: [http://www.cityofsanbenito.com/Agenda Center](http://www.cityofsanbenito.com/AgendaCenter).



ATTEST:



Ruth A. McGinnis  
City Secretary