

STATE OF TEXAS §  
COUNTY OF CAMERON §  
TOWN OF LAGUNA VISTA §

MINUTES OF A WORKSHOP MEETING OF THE LAGUNA VISTA TOWN COUNCIL.

DATE: January 30, 2018

TIME: 6:00 p.m.

PLACE: City Hall Building

MEMBERS PRESENT: Susie Houston, Mayor  
Michael Carter, Mayor Pro Tem  
Johvonne Howard, Councilmember Place 2  
Frank Davalos, Jr., Councilmember Place 3  
Rolando Gonzalez, Councilmember Place 4  
Victor Worrell, Councilmember Place 5  
Nadine Smith, Councilmember Place 6

Rolando Vela, City Manager  
Ricardo Morado, City Attorney  
Alma Deckard, City Secretary

MEMBERS ABSENT: All Present

ALSO PRESENT: Yolanda Birdwell, Citizen  
Silke DeGobeo, Citizen  
Jerry Harbin, Citizen  
Doris Meinerding, Citizen  
Cecilia Garrett, Citizen  
David Thurston, Citizen  
Terence Garrett, Citizen  
Maile Worrell, Citizen  
Joanna Ward, Citizen  
Maria Galasso, Citizen  
Rusty Justice, Citizen  
Dina Arrevalo, PI Press

ORDER OF BUSINESS

**1. Call to Order**

Mayor Houston called the meeting to order at 6:00 pm.

2. **Invocation and Pledge of Allegiance** was led by Mayor Houston.
3. **Roll Call/Excused Absences** – All present.
4. **DISCUSSION** – Discussion and possible revisions to the Marina Management Agreement.

Council Member Smith recused herself from the workshop meeting due to a conflict of interest. Her property is immediately adjacent to the marina and any action made on the marina property will affect her private property. Council Member Smith left the meeting at this time.

Council Member Worrell reviewed section 2 of the Marina Management Agreement.

Council Member Carter stated that funds may be reserved in the fund balance for future years.

Council Member Davalos asked if the agreement made the marina public to all property owner and residents. He stated that he is not in favor of the management agreement, there are too many issues that will not work on the agreement.

Silke De Gobeo stated that property owner or resident can become a member, regardless if they own a boat.

There was a short discussion of fees and collection.

Yolanda Birdwell asked that the Council review the matter with the marina to make sure that all property owners will be deeded the right to use the marina. Or, is this only to members that pay?

Dina Arrevalo asked if there are provisions for a one time use fee and has the property been appraised by the Cameron Appraisal District?

Silke De Gobeo stated that the Laguna Vista Recreational Association bylaws do not allow for a one time use fee. Silke De Gobeo read a letter from Richard Roloff concerning the use of the marina that was deeded to the Town.

Council Member Gonzalez stated that originally the community was not financially able to maintain the marina, therefore it was leased to the LVRA.

Mayor Houston stated that Article 10.1 should have “recreational and social” like the charter amendment will state.

Council Member Howard stated that when the agreement was first presented it was meant to have more teeth instead of the lease, now here we are.

Ricardo Morado stated that the original lease was issued when the law allowed that lease. The law has changed. In 1987, the law declared that the operation of government property is the Town's responsibility, a lease has become very difficult to complete.

Council Member Gonzalez stated it was simple back then and now it's complicated and we must follow the law. Maybe we should discuss what are the pros and cons of a management agreement.

Council Member Worrell asked if a lease is possible, if we meet with the LVRA. Ricardo Morado stated yes with both parties agreeing.

Council Member Davalos stated he agreed with Council Member Worrell we should have a meeting with the LVRA.

Council Member Carter asked if the Council can legally sit with the LVRA and discuss a lease or agreement with both attorneys there? Ricardo Morado stated that it's up to the Council, and if you want him to give legal opinion.

Doris Meinerding asked where is it that you want to be with this situation?

Council Member Carter stated that the past two year's elections have been based on the marina issue. We want to keep the marina the same as it is. No property taxes are used for the maintenance of the marina.

Maria Galasso stated that the management agreement would probably work better for the Town to control the marina.

Jerry Harbin stated that the problem with that is that the Town does not have the money to maintain the marina. We, the LVRA, don't know what's going on; you all go into executive session and we don't know what's said in there. You don't tell us anything, it's just attorneys talking. Why have you all been discussing this for two years?

Mayor Houston stated that Rick Morado keeps the Council up to date and informs us of the situation status. Three years ago, the LVRA came to us and asked for a renewal of the lease. We did a lease and the LVRA did not approve it; they revised it and we did not agree on the revisions. The lease had been revised several times with no agreement resulting.

Silke DeGobeo stated that we need to find a solution. We don't want to invest in beautifying the marina without knowing the future.

Council Member Howard stated that she was under the impression that funds could be used from the CDC for maintenance and upkeep of the marina.

Council Member Worrell asked who wants to discuss the lease and not the management agreement? Council Member Carter stated that a lease is more beneficial because it gets the Town off the financial hook.

Council Member Worrell suggested scheduling a workshop for the next meeting.

**5. ADJOURNMENT**

**Council Member Worrell made a motion to adjourn meeting at 6:49 pm, Council Member Davalos seconded the motion. Mayor Houston, Council Members Carter, Howard, Davalos, Gonzalez and Worrell voted “aye” to approve, motion carried.**

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Susie Houston, Mayor

Attest:

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Alma Deckard, City Secretary