



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. seq., the City Council of the City of Mission, Texas will hold a regular meeting on **Monday, June 24, 2024 at 4:30 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas and by Teleconference to consider the following matters.

The public dial information to participate in the telephonic meeting is as follows:

Time: **Monday, June 24, 2024 04:30 PM Central Time**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRFVRdENzWXI5VUxFT1ZUQT09>

Meeting ID: 990 466 2781 - Password: 833227

Or Dial by telephone - +1 346 248 7799 US - Meeting ID: 990 466 2781 Password: 833227

At any time during the course of the posted meeting, the Mission City Council may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Council under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Council may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

INVOCATION AND PLEDGE ALLEGIANCE

DISCLOSURE OF CONFLICT OF INTEREST

PRESENTATIONS

1. Recognition of Ana Liz Pulido - James Beard Award Best Chef in Texas - Gomez
2. Recognition of Nannette Galvan, Boys & Girls Club RGV Region 2024 Youth Professional of the Year - Venecia
3. May 2024 Employee of the Month - Munguia
4. Report from the Rio Grande Valley Humane Society - Jennifer Vasquez
5. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
6. Departmental Reports – Perez
7. Citizen's Participation – Garza

PUBLIC HEARING

8. Proposed Annual Action Plan FY 2024-25 - Longoria

PLANNING & ZONING RECOMMENDATIONS

9. Rezoning: Tract 1: The West 20' of Lot 2, and all of Lot 1, Enchanted Valley Subdivision; Tract 2: The West 20' of the East 80' of Lot 2, Enchanted Valley Subdivision, (R-1) Single Family Residential to (C-1) Enchanted Valley Subdivision, Pedro Cruz, Jr., and Adoption of Ordinance # ____ - De Luna
10. Rezoning: A 2.850 acre tract being the South 2.85 acres out of Lot 39, Bell Wood Company's Subdivision, (AO-I) Agricultural Open Interim to (R-2) Duplex-Fourplex Residential, Aaron H. Balli, Jr., and Adoption of Ordinance # ____ - De Luna
11. Conditional Use Permit: Drive-Thru Service Window – Dunkin Donuts, 301 N. Shary Road, Ste. 100, Lot 1, Shary Town Plaza Subdivision, C-3, Lindsey Dumas, and Adoption of Ordinance# - De Luna
12. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Xulcan Event Center, 2813 E. Griffin Parkway, Ste. C, Lot 1, Adams Crossing Subdivision, C-3, Atala Izaguirre, and Adoption of Ordinance # ____ - De Luna
13. Conditional Use Permit Renewal: Drive-Thru Service Window – Xquinkles Snackland Inspiration, 3009 N. Inspiration Road, Ste. A, Lot C1-A, Taurus Estates #3 Subdivision, C-3, Rosa Maria Uribe, Adoption of Ordinance # ____ and Wet Zone Ordinance # ____ - De Luna
14. Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – The Bungalows on Shary, 3700 Plantation Grove Blvd., Lots 1 & 2, Sharyland Plantation Grove/Hotel Bungalow, PUD, Cantu Bungalows, LLC, and Adoption of Ordinance # ____ - De Luna
15. Conditional Use Permit Renewal: To Keep a Portable Building for Office Use– Medicare-EMS, Services, 511 W. 11th Street, The East tract of Lots 1 & 2, Block 178, Mission Original Townsite, C-4, Medicare-EMS, Inc., and Adoption of Ordinance # ____ - De Luna
16. Conditional Use Permit: Beauty Salon in a C-1 (Office Building) Zone, 2407 N. Shary Road, Suite B., Lot 2, Joel Ochoa Subdivision (aka Unit "C", Mezzaluna Condominium), C-1, Clarissa Ordonez, and Adoption of Ordinance# ____ - De Luna
17. Conditional Use Permit: Home Occupation – 2 Chair Beauty Salon, 804 W. 24th Place, Lot 74, Chaparral Heights Subdivision, R-1, Hermelinda G. Salazar, and Adoption of Ordinance# ____ - De Luna
18. Conditional Use Permit: To install 2 level 3 D.C. charger & 2 level 2 chargers (Charging Station's), 805 E. Expressway 83., Lot 1, Spikes Phase 1 & Lots 2 & 3, Spikes Phase 2, C-3, Spikes, and Adoption of Ordinance# ____ - De Luna
19. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Bar-B-Cutie Smokehouse, 2211 E. Griffin Parkway, Suite 100, Elizondo 495 Plaza Subdivision, C-3, Orlando Ochoa, and Adoption of Ordinance# ____ - De Luna
20. Conditional Use Permit: Drive-Thru Service Window – Twisted Sisters, 1500 W. Business 83, Suites 9 & 10, Lot A, Mission Acres, C-3, Ana Rita Garza, Adoption of Ordinance # ____ - De Luna
21. Discussion and Action to Recommend to the City Council the closure required by Union Pacific Railroad for Leonor Street being approximately 0.09 of a mile East of the intersection of Schuerbach and W. Business Hwy 83 - De Luna

22. Discussion and Action to Propose Amendment to Appendix A – Zoning, Article X, Section 1.56 – Conditional Use Permits, and Adoption of Ordinance#_____ - De Luna

CONSENT AGENDA

All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act

23. Approval of Minutes – Carrillo
Regular Meeting – June 10, 2024
24. Acknowledge Receipt of Minutes – Perez
Youth Advocacy Advisory Board – May 21, 2024
Boys & Girls Club Board of Directors – May 21, 2024
Mission Economic Development Corporation – April 24, 2024
Mission Redevelopment Authority – April 23, 2024
Mission Tax Increment Reinvestment Zone – April 23, 2024
Zoning Board of Adjustments – February 21, April 10, 2024
25. Approval of Interlocal Cooperation Agreement between the County of Hidalgo, Texas, and the City of Mission, Texas, on behalf of the Speer Memorial Library in order to provide library services to county residents. - Espinoza
26. Approval of Region One Education Service Center (ESC) Memorandum of Understanding (MOU) - Espinoza
27. Authorization to extend second and final one year renewal option for the purchase of Flexible Base-Commercial Caliche for the Public Works Department - Bocanegra
28. Authorization to Solicit for Bids for Roadside Mowing and Litter Removal Services for the Public Works Department – Bocanegra
29. Authorization to execute second and final one-year renewal option with Belmares Lawn Care Service for Palm Tree Trimming - Bentsen
30. Authorization to enter into an Interlocal Agreement between the City of Mission and the City of Palmview to provide temporary housing for prisoners at a cost of \$54.00 per prisoner, per day – Torres
31. Authorization to re-enter into an Interlocal Agreement for the Educational Resource Officer Program between the City of Mission and the Sharyland Independent School District in the amount of \$431,523.39 for the 2024-2025 school year - Torres
32. Authorization to re-enter into an Interlocal Agreement for the Educational Resource Officer Program between the City of Mission and the Mission Consolidated Independent School District in the amount of \$1,095,087.77 for the 2024 –2025 school year - Torres

APPROVALS AND AUTHORIZATIONS

33. Preliminary Plat Approval: Sonoma Ranch Subdivision, A tract of containing 38.99 acres of land, being a part or portion of Lot 30-9, West Addition to Sharyland, R-1, Developer: Jason E. Garza, Engineer: Javier Hinojosa Engineering - De Luna
34. Approval of Ordinance # _____ of the City Council of the City of Mission, Texas creating an Audit Committee pursuant to the Charter Amendment approved by voters on May 4, 2024 - Silva
35. Appointment of two City Council members and three members from the community to the Audit Committee - Carrillo
36. Approval of Interlocal Agreement between Mission Economic Development Corporation and City of Mission - Roman
37. Approval of Ordinance # _____ allowing for the transfer of funds and respective Budget Amendment(s): General Fund and Capital Projects Fund - Roman
38. Approval of Ordinance # _____ allowing the of transfer of funds from the Solid Waste and Utility Fund to the City's General Fund - Roman
39. Acceptance of Quarterly Report of Investments for the Quarter ending December 31, 2023 and Interest Earned for Three Months Ending December 31, 2023 - Roman
40. Discussion and Consideration on approval of renewal of the Time Clock Plus (TCP) in the amount of \$58,201.09 for the first year - Roman
41. Authorization to approve Change Order #3 for Gabriel Drainage Improvements Project for the City of Mission in the amount of \$2,501.04 - Bocanegra
42. Authorization to award bid for Meter Connect Supplies for the Public Works Department - Bocanegra
43. Approval of Ordinance # _____ of the City Council of the City of Mission Amending Chapter 110, Traffic and Vehicles, Article IX, Miscellaneous Driving Rules, by adding new Section 110.502, Traverse Flooded Street with Vehicle – Terrazas
44. Ratification of Los Indios Lift Station emergency repairs in the amount of \$110,000 to the 5125 Company and approval of respective budget amendment - Terrazas
45. Ratification of Wastewater Treatment Plant Wet Well Rehab emergency repairs in the amount of \$159,636.32 to Mor-Wil, LLC and approval of respective budget amendment - Terrazas

UNFINISHED BUSINESS

46. TABLED: 06/10/2024 - Adoption of Fee Waiver and Discounted Rate Policy for the Mission Event Center - A. Lerma

ROUTINE MATTERS

- City Manager Comments
- City Council Comments
- Mayor's Comments

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Evaluation of City Manager relating to goals and objectives
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and 551.074 (Personnel Matters) and Fire Department concerning Meet & Confer Agreement between City of Mission, TX and Mission Firefighters Association International Association of Fire Fighters, Local 3609.
4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding City of Mission vs. Warehouse Event Center LLC, dba Blackout Private Social Club and Yair C. Cruz, CL-23-2429-H, in the Hidalgo County Court No. 8, Hidalgo County, Texas.
5. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) consideration and possible action to engage Caso Law Firm, PLLC for grant services
6. Closed session pursuant to Tex. Gov't Code Section 551.072 (Deliberation regarding real property) Consideration of the use of eminent domain to acquire a tract of land containing 0.283 of one acre situated in the City of Mission, County of Hidalgo, Texas, being part or portion out of Lot 265, John H. Shary Subdivision, according to plat thereof recorded in Volume 1, Page 17, Hidalgo County Map Records, which said 0.283 of one acre being out of a certain tract conveyed to Ricardo Martinez and wife, Petra Martinez, by virtue of a Warranty Deed recorded under Document Number 1047422, Hidalgo County Official Records, Hidalgo County, Texas, to acquire for the public purpose of completing Shary Road Sewer Extension, (Parcel 1)
7. Closed session pursuant to Tex. Gov't Code Section 551.072 (Deliberation regarding real property) Discussion, Consideration of Counter-offer and possible action on proposed 15.0-foot Utility Easement described as a tract of land containing 0.100 of one acre situated in the City of Mission, County of Hidalgo, Texas, being a part or portion out of Lot 31-6, West Addition To Sharyland, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records, which said 0.100 of one acre being a part or portion out of a larger tract of land conveyed to Mo-Lo LTD by virtue of a Warranty Deed recorded under Document Number 842052, Hidalgo County Official Records.
8. Closed session pursuant to Tex. Gov't Code Section 551.072 (Deliberation regarding real property) determining a public necessity and granting authorization to exercise the use of eminent domain authority to acquire certain real property, giving notice of an official determination to acquire said property described generally as 0.009 of one acre tract of land situated in the City of Mission, Texas, out of Lot 31-6, West Addition to Sharyland, according to the plat thereof recorded in Volume 1, Page 56, of the Map Records, Hidalgo County, Texas, for the public purpose of the city's street and water system improvement project

RECONVENE

The City Council will reconvene in open session to take any actions if necessary, on any item(s) discussed in closed session

ADJOURNMENT

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 21st day of June, 2024 at 3:00 p.m.



Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

NOTICE OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MISSION

Notice is hereby given that on the **24th day of June, 2024** the City Council of the City of Mission will hold a regular meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas and by Teleconference to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Council at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 (1) (2)	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberations involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiations
551.088	Deliberation regarding test item

Should any final action, final decision, or final vote be required in the opinion of the City Council with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the City Council upon notice thereof; as the Council shall determine.

On this the **21st day of June, 2024** this Notice was emailed to news media who had previously requested such Notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street at 3:00 p.m. on said date.



Anna Carrillo, City Secretary